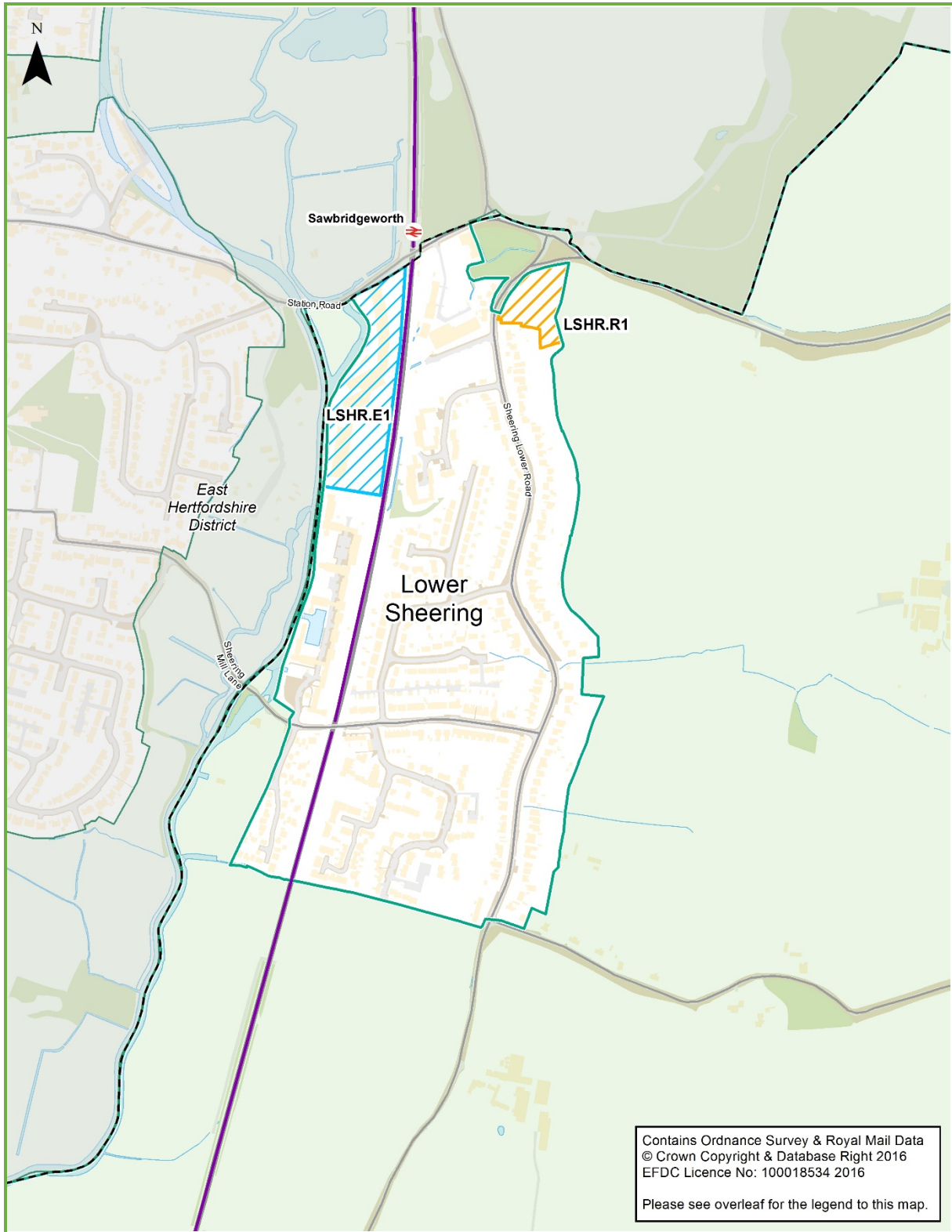












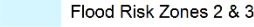






























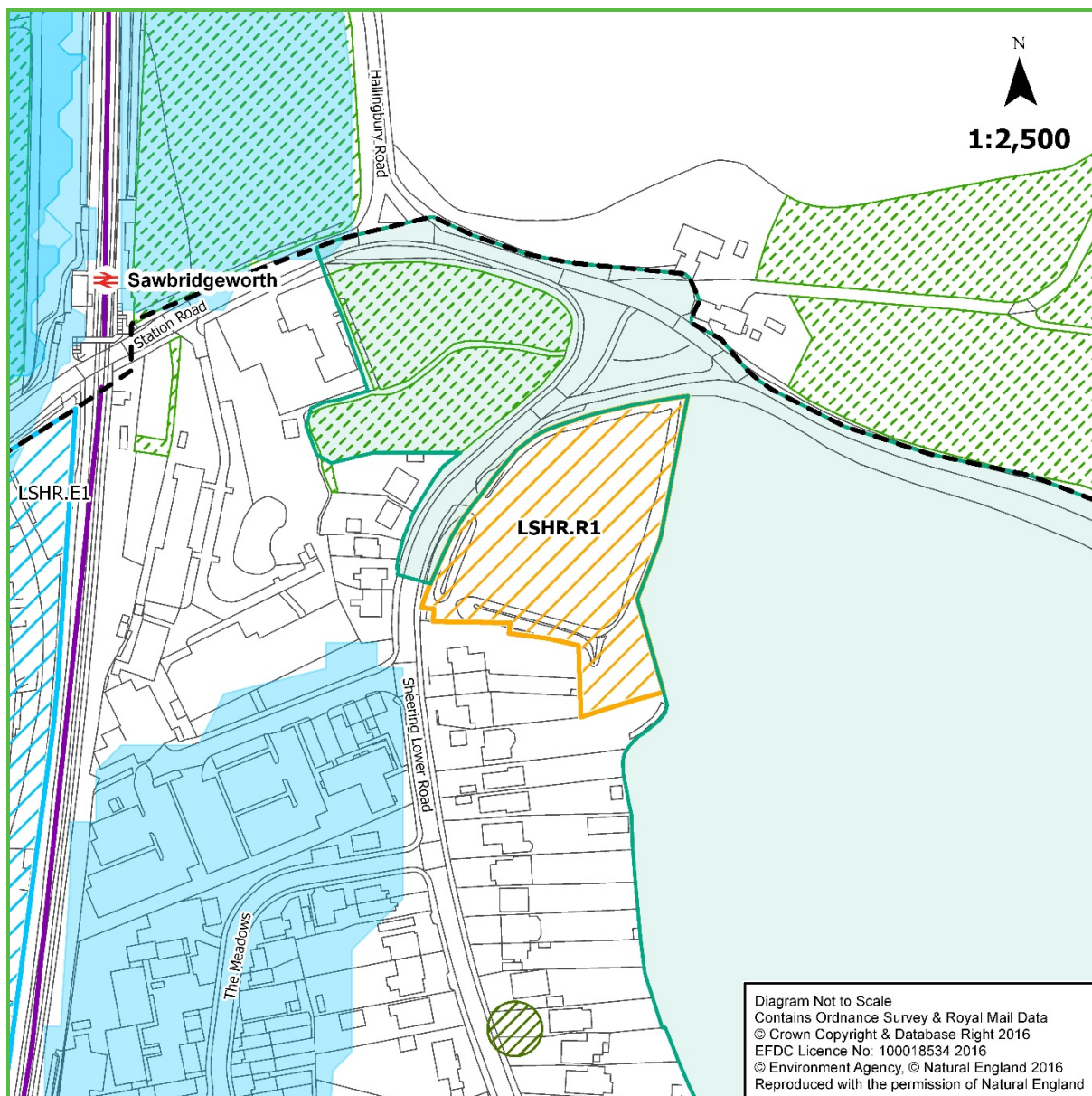
Lower Sheering



Legend

	Residential site allocation	Environmental Designations		Employment site allocation		Ancient Woodland	Road network		Roadside area	
	Traveller site allocation		Rural residential site allocation		Residential and traveller site allocation		Veteran Tree		A Road	
	Rural residential site allocation		Rural employment site allocation		Rural employment site allocation		Flood Risk Zones 2 & 3		Minor Road	
	Rural employment site allocation		Rural traveller site allocation		Rural traveller site allocation		BAP Habitat	Rail infrastructure		London Underground Central Line
	Masterplan Area						Tree Preservation Order		London Underground station	
	Concept Framework Plan Area								Railway	
	Green Belt								National Rail station	
	District Open Land								Epping Ongar Heritage Railway	
									Epping Ongar Heritage Railway station	
									Local Authority boundary	
									Woodland	
									Watercourse	
									Waterbody	
									Built-up area	
									Railway line	
									Roadway	

LSHR.R1 Land at Lower Sheering



Site Address: Sheering Lower Road, Lower Sheering, Essex

Settlement: Lower Sheering

Proposed Use: Residential

Size (Ha) 0.63

Site Description:

Indicative Development Area (Ha) 0.63

The site is greenfield land. It is bounded by residential development to the south, Sheering Lower Road to the west and north, and agricultural land to the east.

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 14

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

LSHR.R1 Land at Lower Sheering

Development Requirements

Flood Risk

This site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. Development proposals should incorporate appropriate surface water drainage measures in order to achieve this.

Ecology

Development of this site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

Heritage

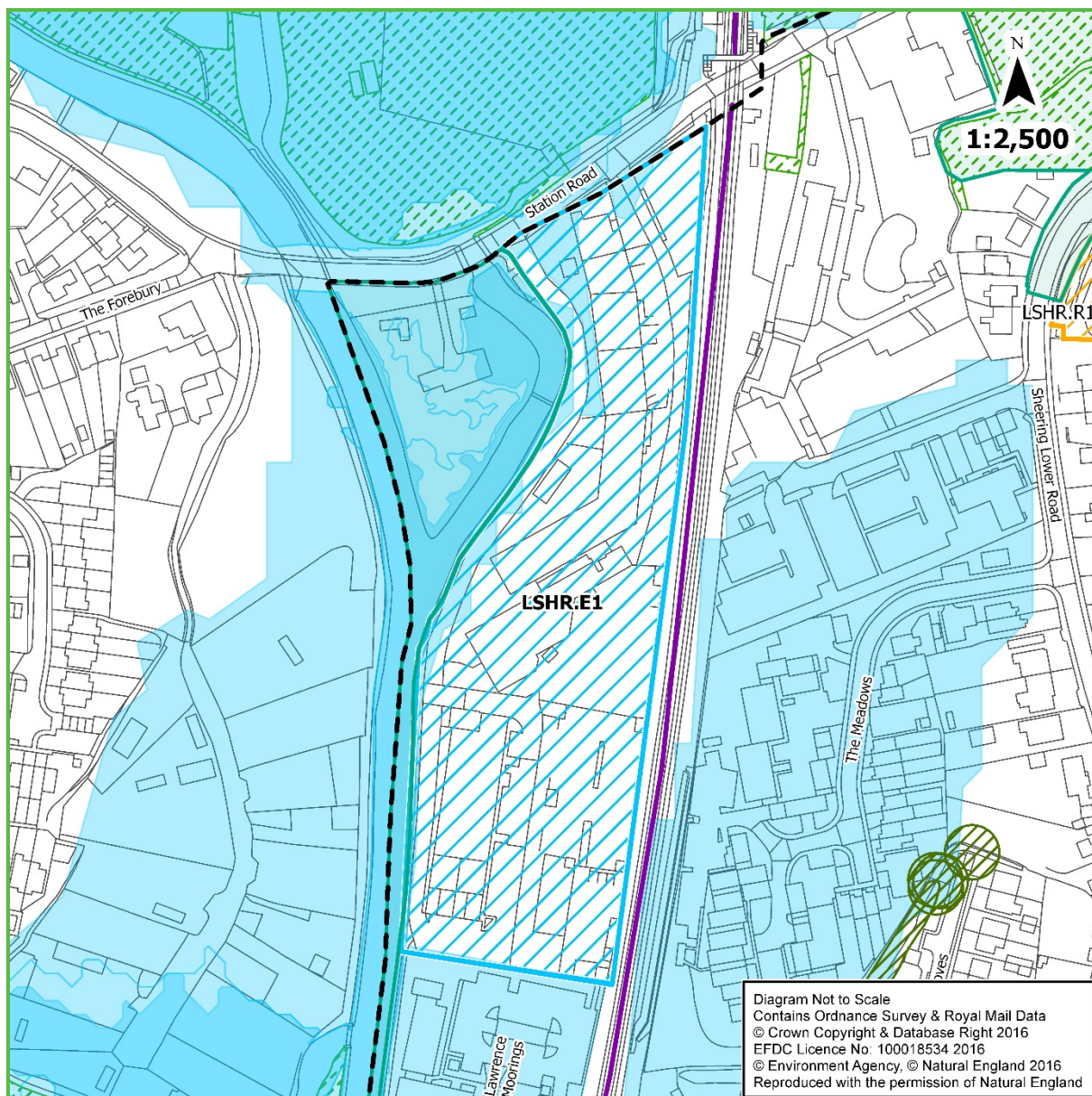
Development of the site may impact upon the setting of the Grade II listed Little Hyde Hall. Development proposals which may affect the setting of this heritage asset should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Building and its setting, including through appropriate layout and high quality design/materials.

This site is located adjacent to the Lower Sheering Conservation Area. Development proposals should preserve or enhance the setting, including views in and out of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

Green Belt Boundary

An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the eastern edge of the site will need to be strengthened.

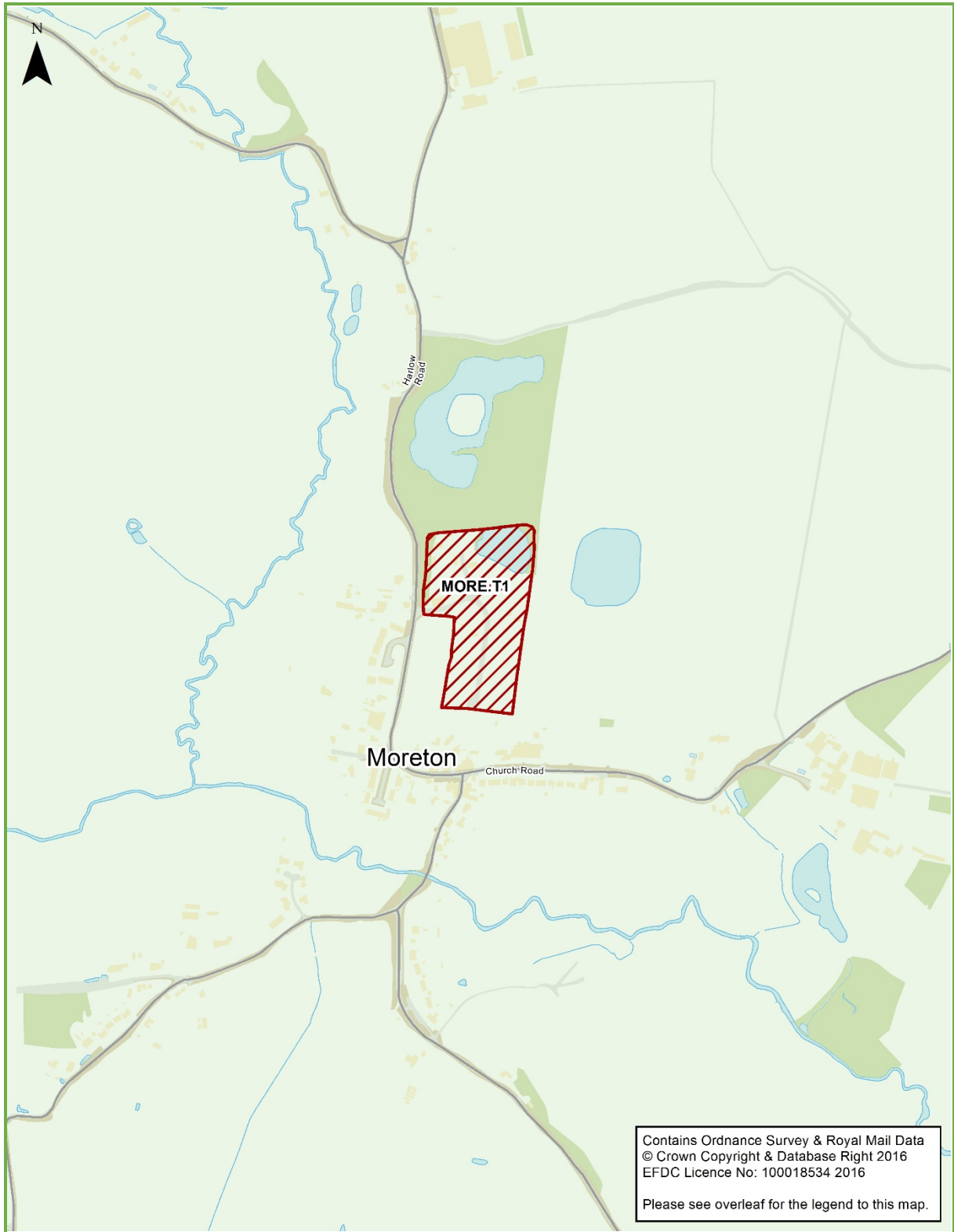
LSHR.E1 Land at The Maltings









































Site Address: Station Road, Sawbridgeworth, CM21 9JX	
Settlement: Lower Sheering	Site Description: The site contains existing employment uses which predominantly comprise offices. It is bounded by the railway line to the east, River Stort to the west, Station Road to the north and residential development to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

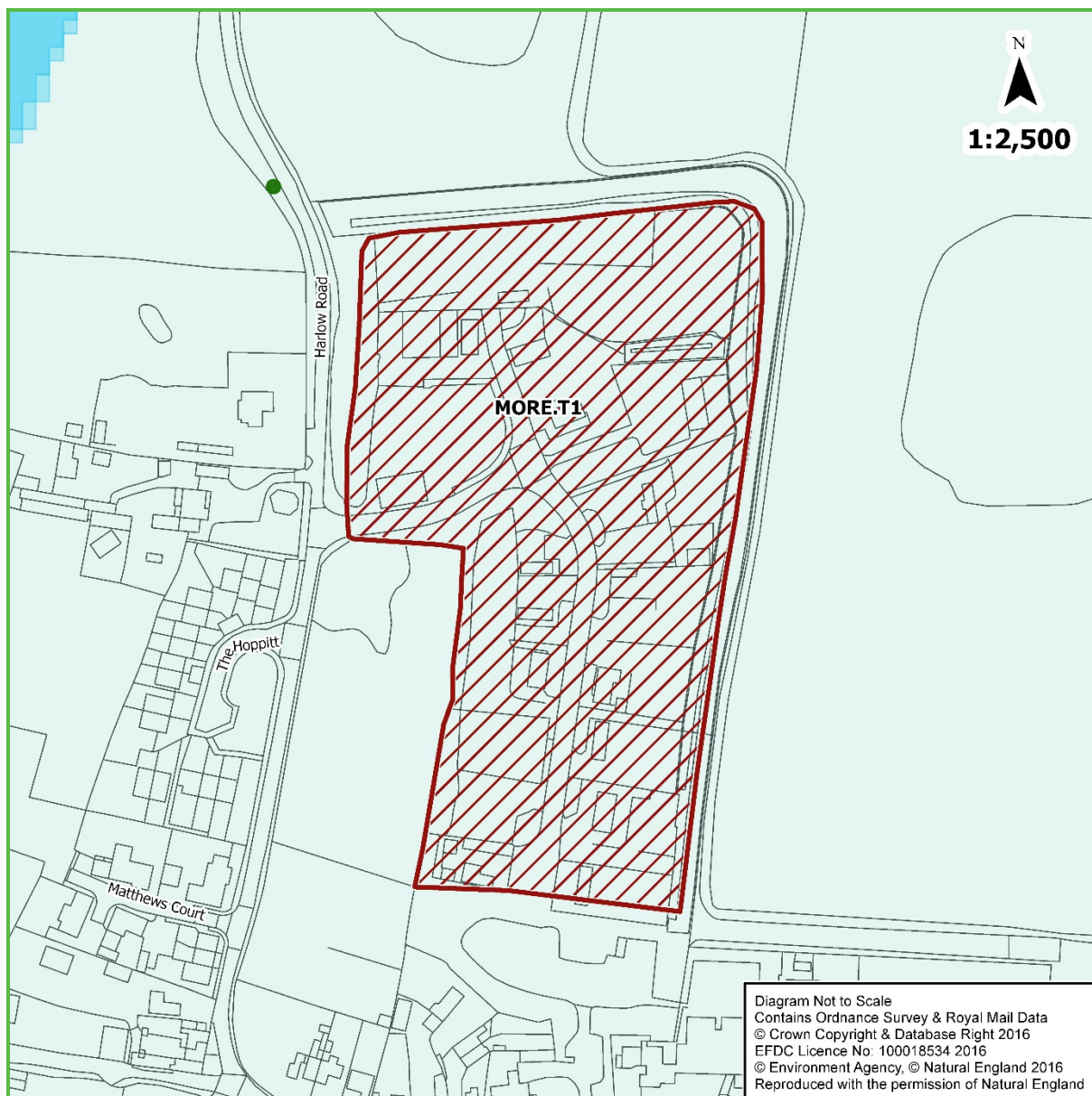
Moreton



Legend

	Residential site allocation	Environmental Designations		Employment site allocation		Ancient Woodland	Road network		Roadside area			
	Traveller site allocation					Veteran Tree		A Road		Roadway		
	Residential and traveller site allocation		Flood Risk Zones 2 & 3			BAP Habitat		Minor Road		Railway line		
	Rural residential site allocation		Tree Preservation Order				Rail infrastructure		London Underground Central Line		Woodland	
	Rural employment site allocation							London Underground station		Watercourse		Waterbody
	Rural traveller site allocation							Railway		Built-up area		
	Masterplan Area							National Rail station				Local Authority boundary
	Concept Framework Plan Area							Epping Ongar Heritage Railway				
	Green Belt							Epping Ongar Heritage Railway station				
	District Open Land											

MORE.T1 Land at Lakeview



Site Address: Lakeview, Moreton, Essex		
Settlement: Moreton		Proposed Use: Traveller
Size (Ha)	2.97	Site Description: The site comprises an existing Travelling Showpeople site with nine yards and a central area for maintenance and storage. There is a vacant yard in the north of site. It is bounded by Harlow Road to the west, undeveloped land to the north, agricultural land to the east and residential development to the south.
Indicative Development Area (Ha)	0.1	
Approximate Net Capacity (yards)	1	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

MORE.T1 Land at Lakeview

Development Guidance

Heritage

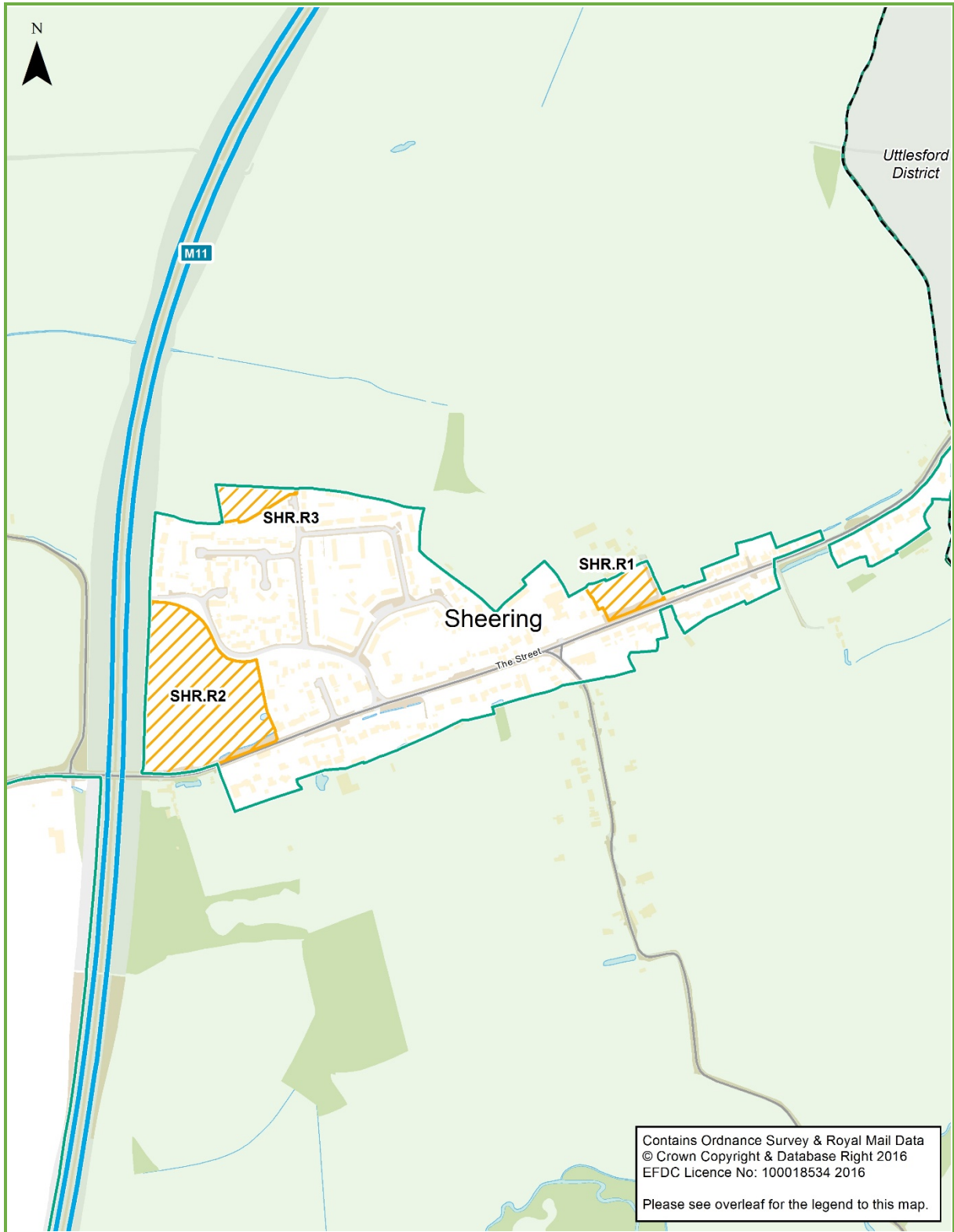
This site is located adjacent to the Moreton Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should incorporate a sensitive layout and landscaping/additional screening, for example through planted buffers, to mitigate impacts.

On-site Constraints



































Due to historic domestic landfill use, there is potential for severe contamination to be present on site. Development proposals for one additional yard should be carefully designed to prevent unacceptable risks from land contaminants to current or future occupants of the site. A Phased Land Contamination investigation will be required to accompany any planning application. If demonstrated to be necessary either:

- remediation works shall be carried out, as agreed with the Council before development commences; or
- the following works shall be undertaken in full and shall be managed and maintained for the lifetime of the use:
 - the land subject to the allocation for the additional yard (north-east corner of the site) shall be covered by impermeable hard surfacing to prevent any contact with underlying soils;
 - areas beneath caravans must be left open and not used for storage purposes with no walls or skirting used to enclose the void to ensure that ventilation is maintained and there is no impediment of air flow to prevent the accumulation of ground gases within caravans; and
 - barrier potable water supply pipes shall be used to prevent contamination of the water supply by organic contaminants permeating plastic pipes.

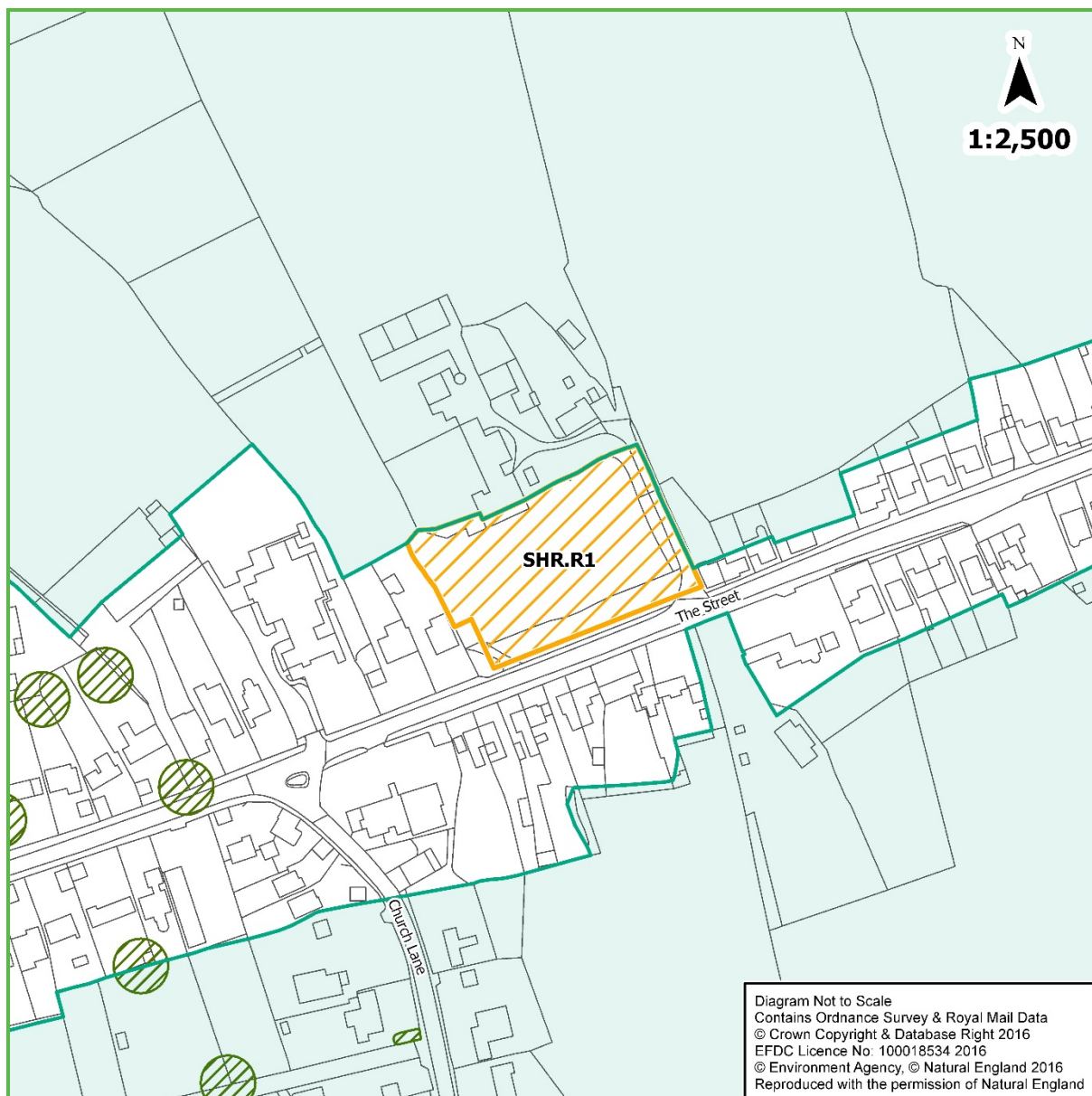
Sheering



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	Employment site allocation			
	Traveller site allocation			
	Residential and traveller site allocation			
	Rural residential site allocation		Rail infrastructure	
	Rural employment site allocation			
	Rural traveller site allocation			
	Masterplan Area			
	Concept Framework Plan Area			
	Green Belt			
	District Open Land			

SHR.R1 Land at Daubneys Farm



Site Address: The Street, Sheering, Essex, CM22 7LU

Settlement: Sheering

Proposed Use: Residential

Size (Ha)

0.48

Site Description:

Indicative Development Area (Ha)

0.41

The site is agricultural land. It is bounded by The Street (B183) to the south, Daubneys Farm to the north and residential development to the east and west.

Indicative Net Density (DpH)

26

Approximate Net Capacity (Dwellings)

10

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

SHR.R1 Land at Daubneys Farm

Development Requirements

Heritage

Development of the site may impact upon the settings of the Grade II* listed Daubneys Farmhouse, Grade II listed Barn and listed buildings on The Street. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.

On-site Constraints

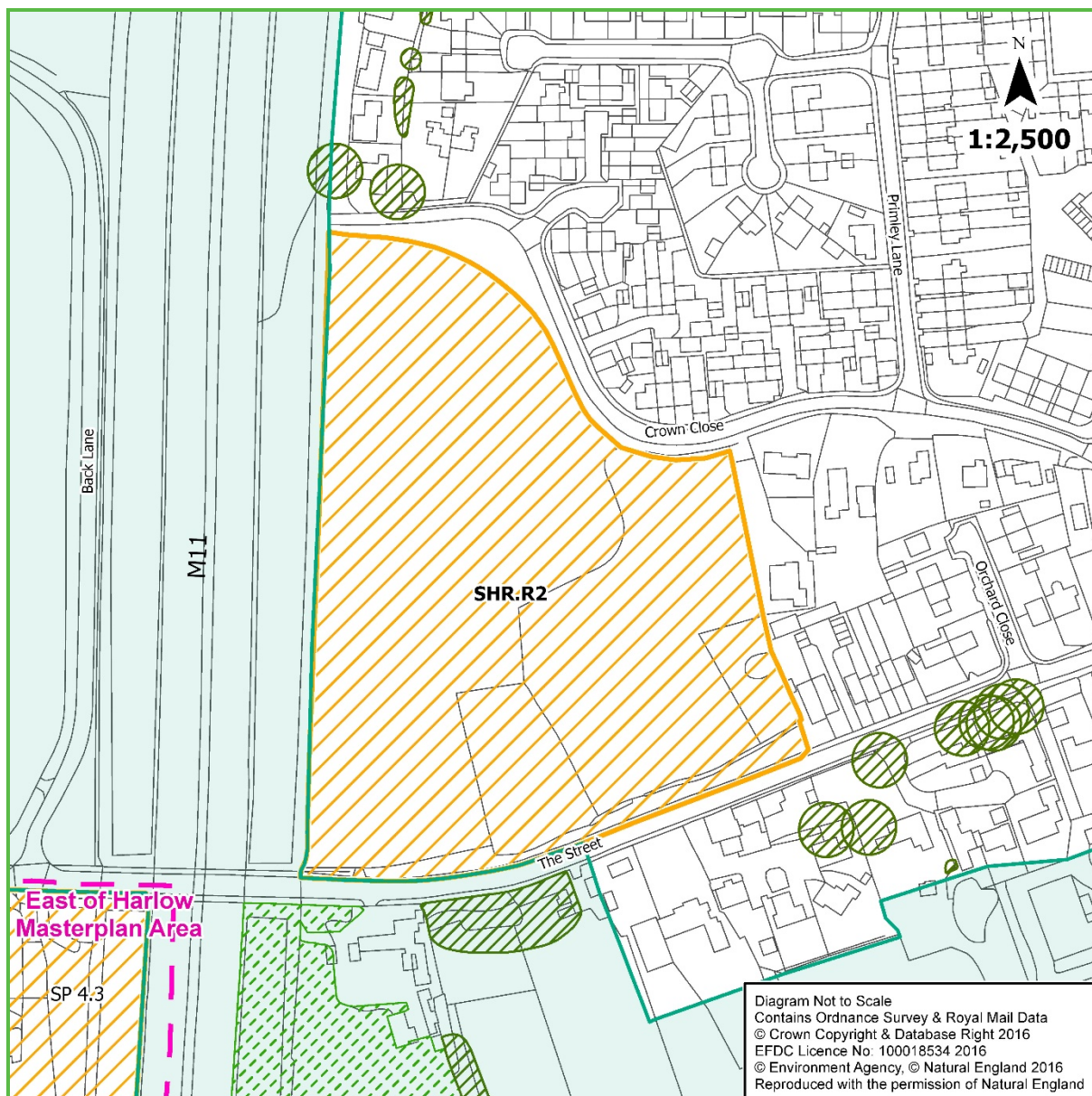
The site has potential site access constraints. Development proposals should consider the need to upgrade the existing unmade access to Daubneys Farm in order to ensure a safe access point which has sufficient capacity for the development it serves.

The site includes an existing Public Right of Way along the access road to Daubneys Farm. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the northern edge of the site will need to be strengthened.

SHR.R2 Land East of the M11



Site Address: The Street, Sheering, Essex	
Settlement: Sheering	Proposed Use: Residential
Size (Ha)	3.01
Indicative Development Area (Ha)	2.87
Indicative Net Density (DpH)	24
Approximate Net Capacity (Dwellings)	62
Site Description: The site is greenfield land. It is bounded by the M11 to the west, residential development to the north and east and The Street (B183) to the south.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

SHR.R2 Land East of the M11

Development Requirements

Ecology

Development of this site may indirectly affect a Deciduous Woodland Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

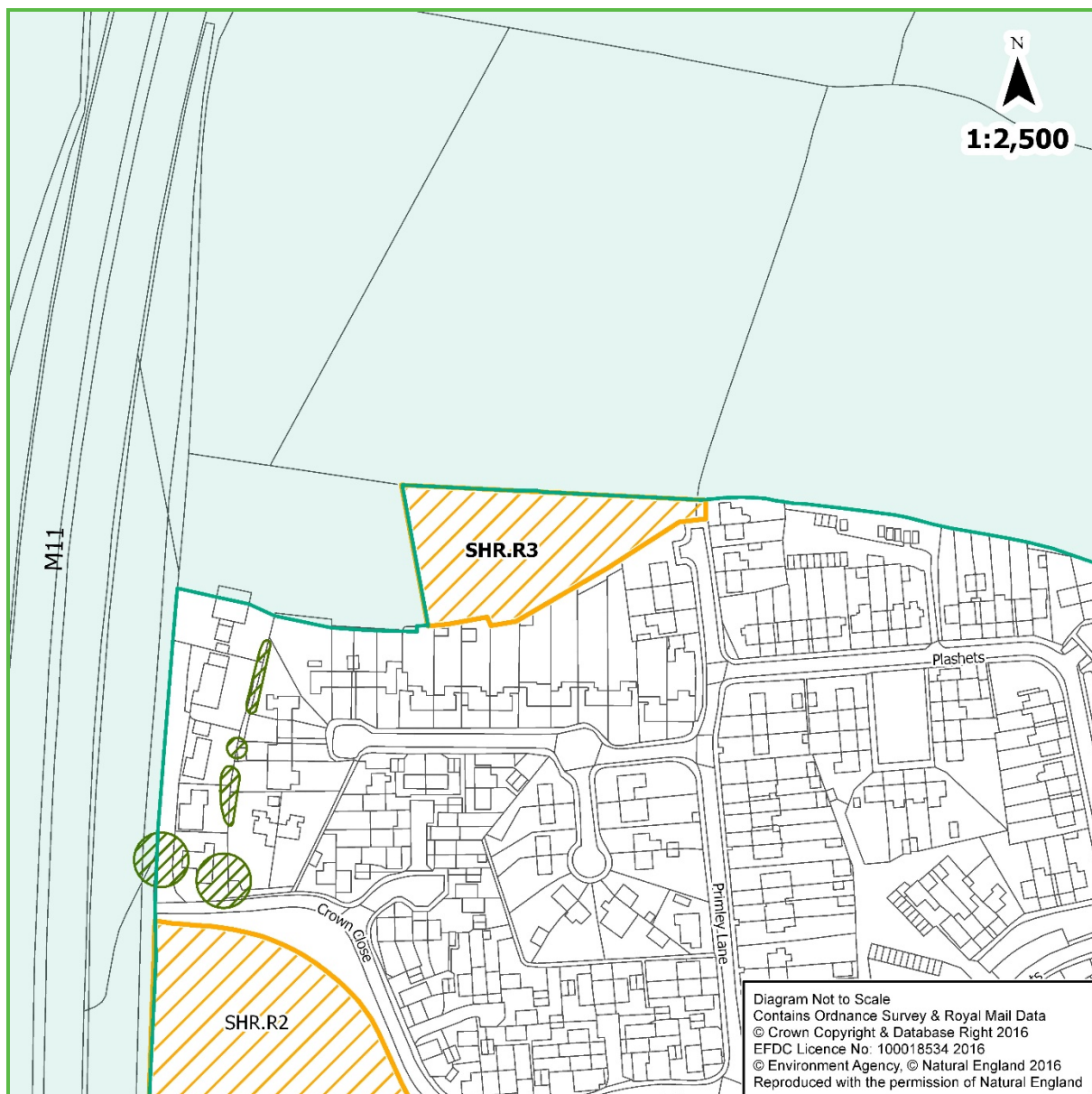
Heritage

Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump. Development proposals which may affect the settings of these heritage assets should sustain and enhance their significance including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through high quality design/materials.

On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should mitigate noise and air quality impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

SHR.R3 Land North of Primley Lane



Site Address: Primley Lane, Sheering, Essex	
Settlement: Sheering	Proposed Use: Residential
Size (Ha)	0.36
Indicative Development Area (Ha)	0.36
Indicative Net Density (DpH)	35
Approximate Net Capacity (Dwellings)	12
Site Description: The site is agricultural land. It is bounded by residential development to the west, south and east, and agricultural land to the north.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

SHR.R3 Land North of Primley Lane

Development Requirements

Heritage

Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump. Development proposals which may affect the settings of these heritage assets should sustain and enhance their significance including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through high quality design/materials.

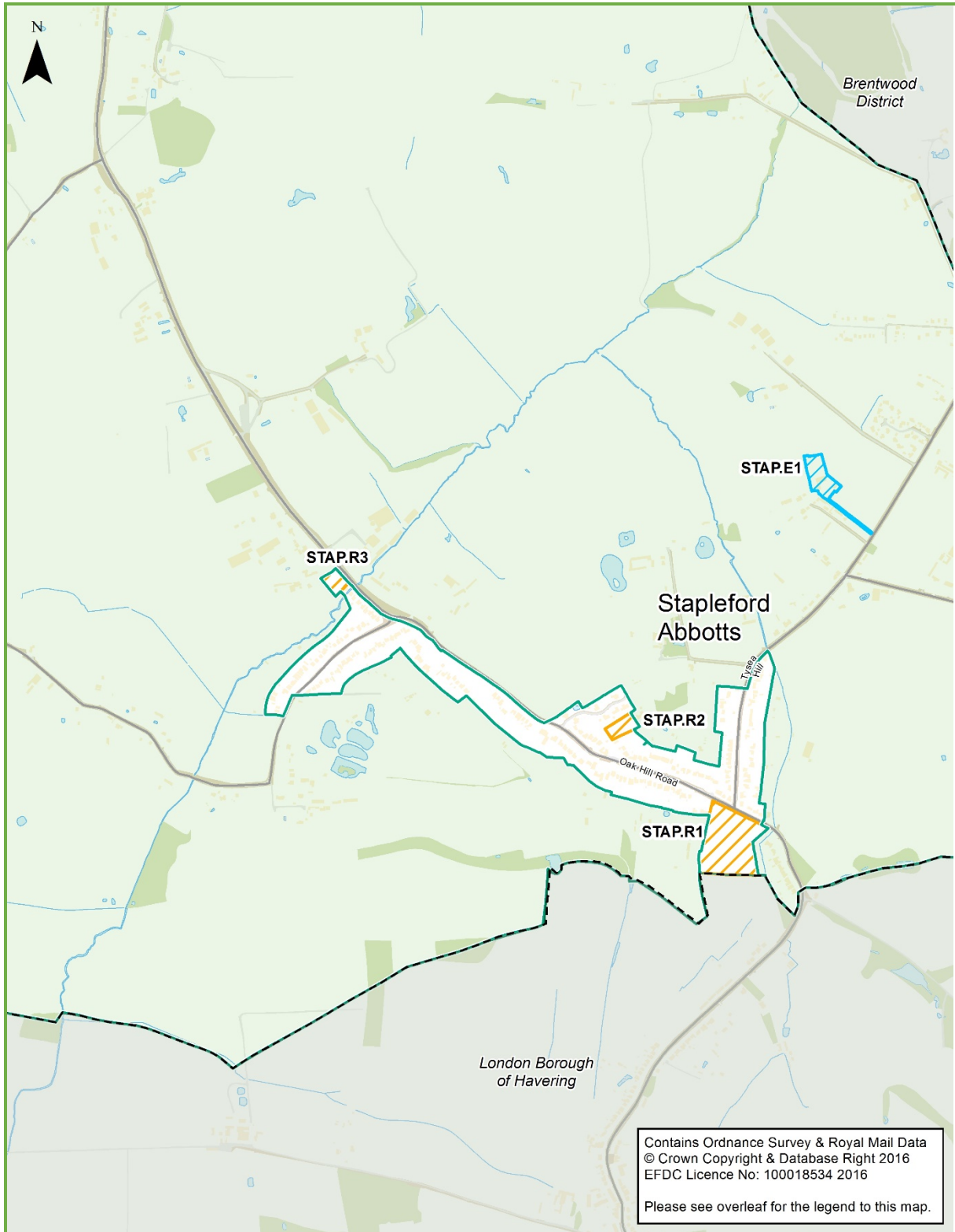
On-site Constraints

The site includes an existing Public Right of Way. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.



































Green Belt Boundary

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the northern edge of the site.

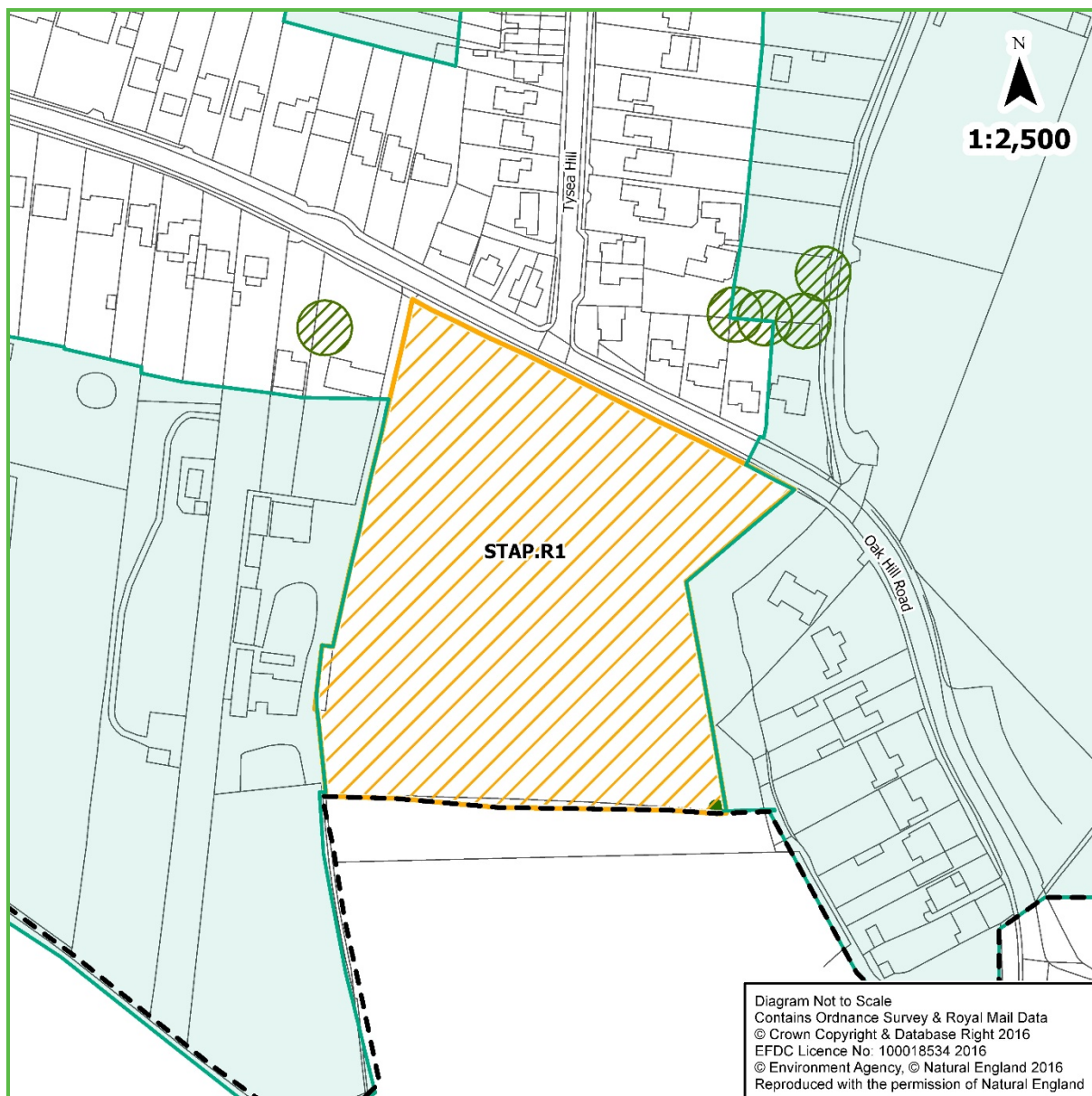
Stapleford Abbots



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	Employment site allocation	 Ancient Woodland	 Motorway	 Roadside area
	Traveller site allocation	 Ancient Tree	 A Road	 Roadway
	Residential and traveller site allocation	 Veteran Tree	 Minor Road	 Railway line
	Rural residential site allocation	 Flood Risk Zones 2 & 3	Rail infrastructure	 Woodland
	Rural employment site allocation	 BAP Habitat	 London Underground Central Line	 Watercourse
	Rural traveller site allocation	 Tree Preservation Order	 London Underground station	 Waterbody
	Masterplan Area		 Railway	 Built-up area
	Concept Framework Plan Area		 National Rail station	 Local Authority boundary
	Green Belt		 Epping Ongar Heritage Railway	
	District Open Land		 Epping Ongar Heritage Railway station	

STAP.R1 Land at Oak Hill Road



Site Address: Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH

Settlement: Stapleford Abbots		Proposed Use: Residential
Size (Ha)	2.13	Site Description: The site comprises grazing land and other greenfield land. It is bounded by Oak Hill Road (B175) to the north, residential development to the west and east and agricultural land to the south.
Indicative Development Area (Ha)	2.13	
Indicative Net Density (DpH)	17	
Approximate Net Capacity (Dwellings)	33	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

STAP.R1 Land at Oakfield Road

Development Requirements

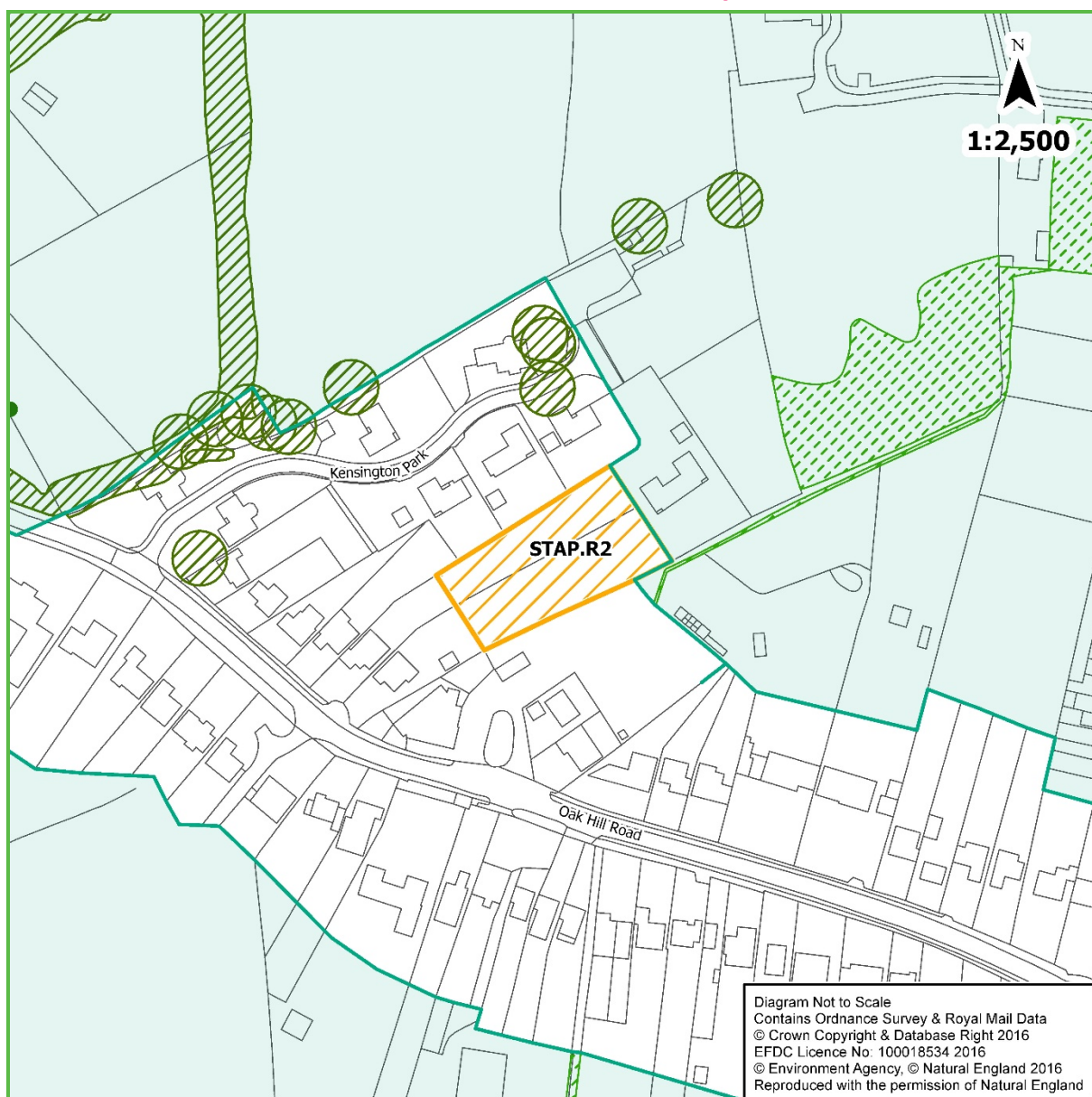
Trees

There is one Ancient and Veteran tree in the south eastern corner of the site. The tree should be incorporated into the development proposals to avoid the loss of, or damage to, it. This could include providing an appropriate buffer zone around the tree or incorporating the tree within on-site open or amenity space.

Green Belt Boundary

An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the southern edge of the site will need to be strengthened.

STAP.R2 Land to the rear of Mountford & Bishops Bron



Site Address: Oak Hill Road, Stapleford Abbots, Essex, RM4 1JL

Settlement: Stapleford Abbots

Proposed Use: Residential

Size (Ha) 0.28

Indicative Development Area (Ha) N/A

Indicative Net Density (DpH) N/A

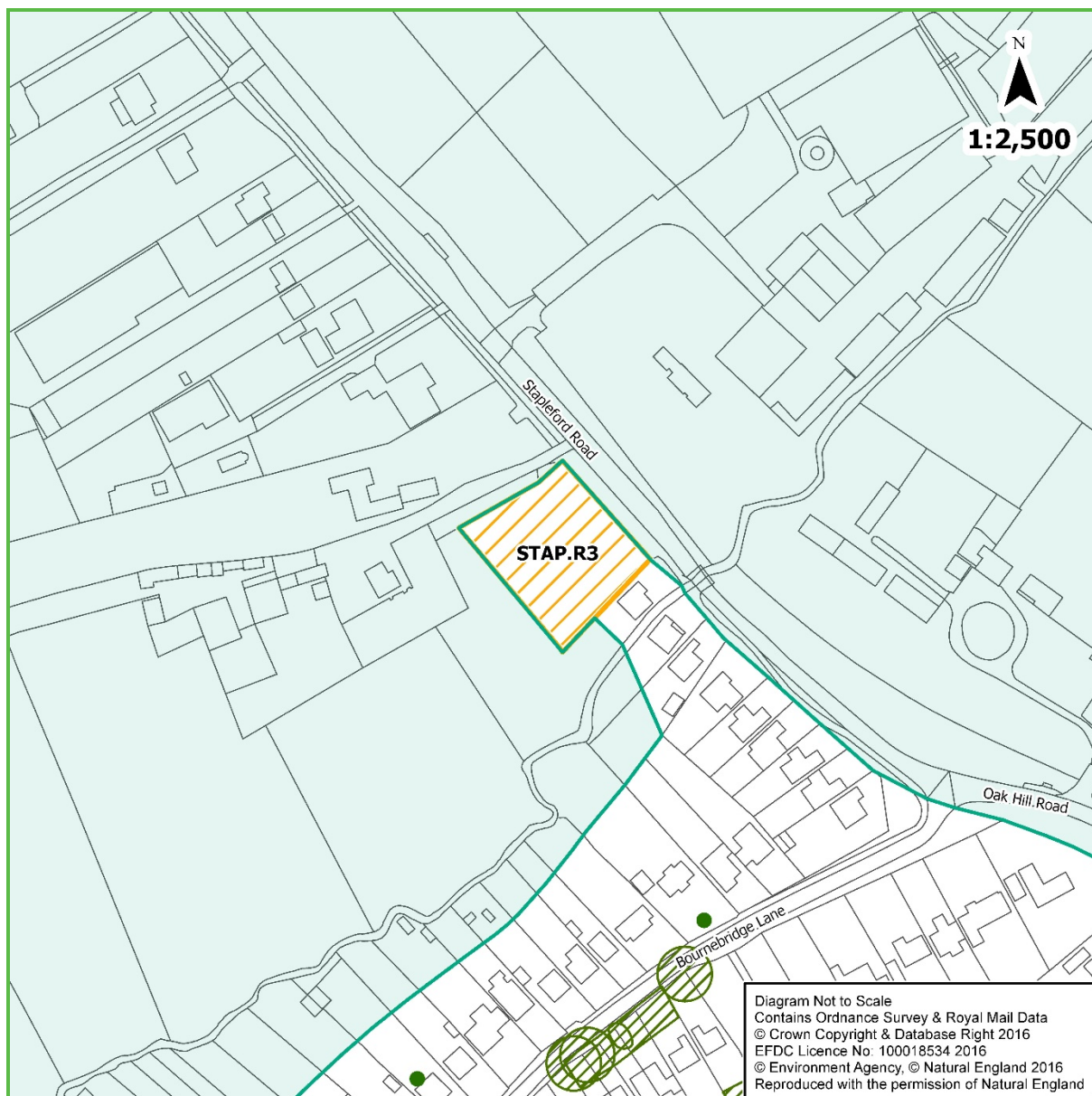
Net Capacity (Dwellings) 8

Site Description:

The site comprises greenfield land to the rear of the Royal Oak Pub. It is bounded by residential development. Planning permission (ref EPF/1762/17) was granted for eight units on 15 November 2017.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

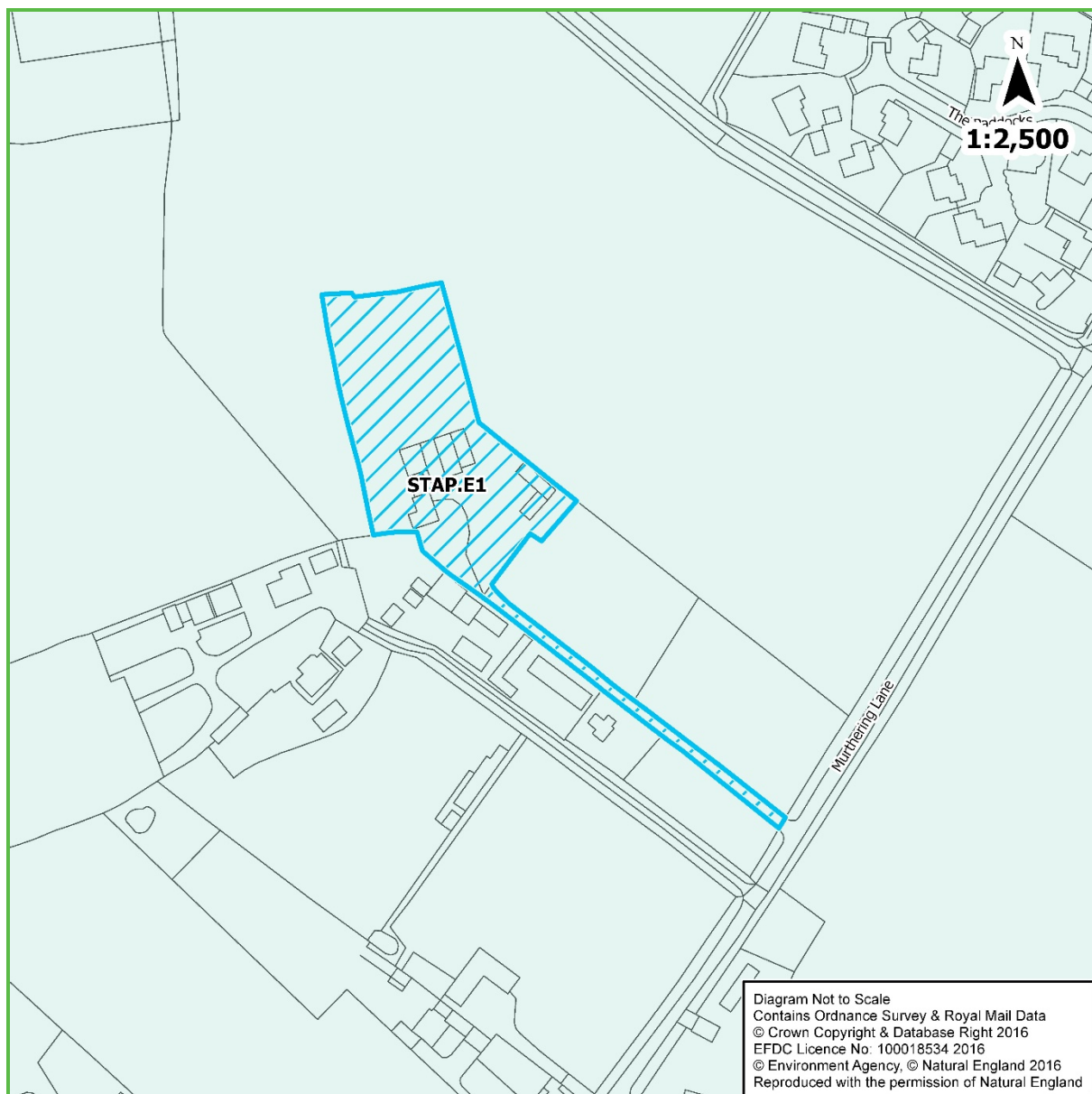
STAP.R3 Land at The Drive



Site Address: Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	
Settlement: Stapleford Abbots	Proposed Use: Residential
Size (Ha)	0.25
Indicative Development Area (Ha)	N/A
Indicative Net Density (DpH)	N/A
Net Capacity (Dwellings)	6
Site Description: The site comprises agricultural land and other greenfield land. It is bounded by Stapleford Road (B175) to the east, residential development to the north and south and greenfield land to the west. Planning permission (ref EPF/0781/17) was granted for six units on 19 July 2017.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

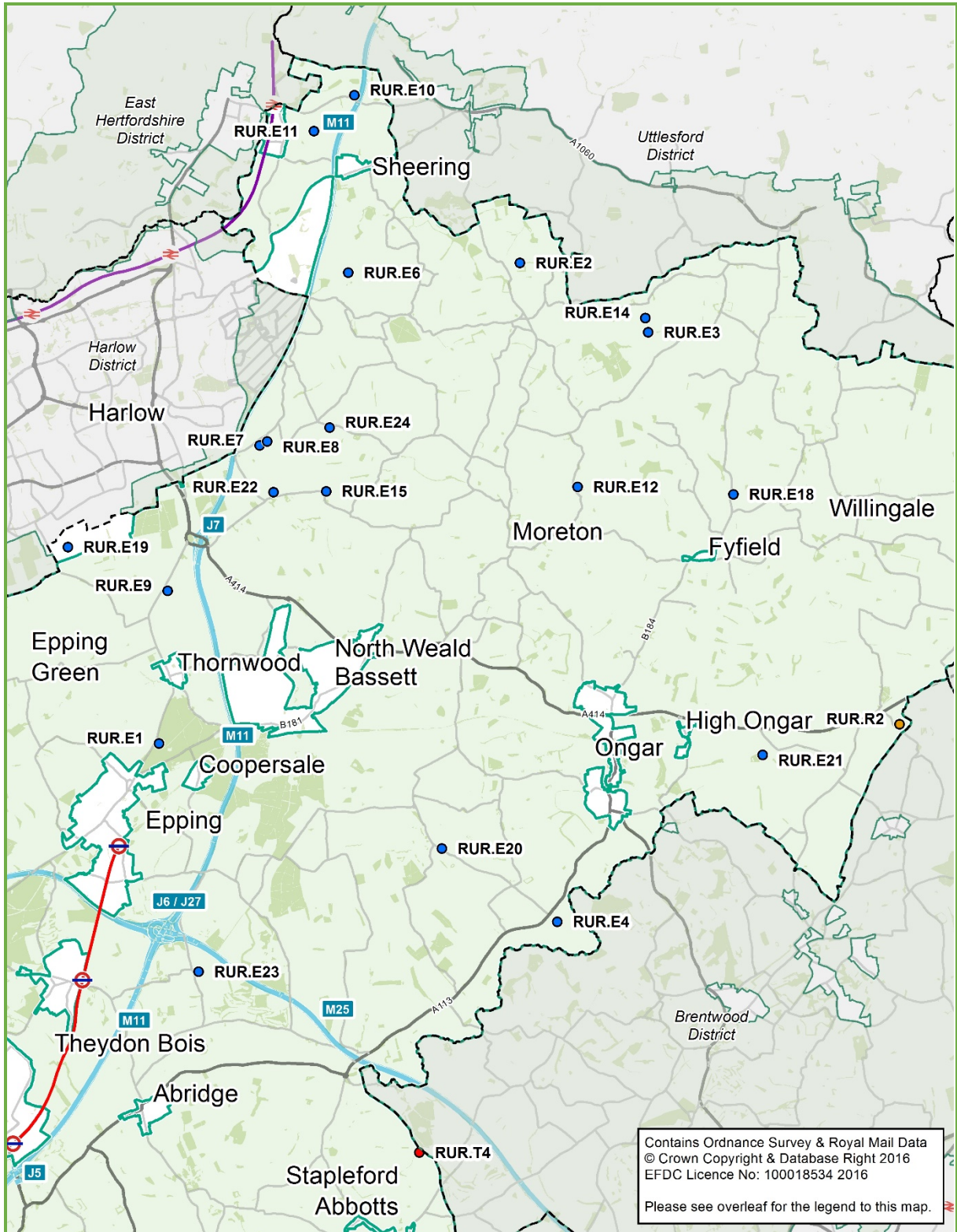
STAP.E1 Land at High Willows








































Site Address: Murthing Lane, Stapleford Abbots, Essex, RM4 1JT	
Settlement: Stapleford Abbots	Site Description: The site is comprises industrial uses. It is bounded by residential dwellings to the south and agricultural land to the north, east and west.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

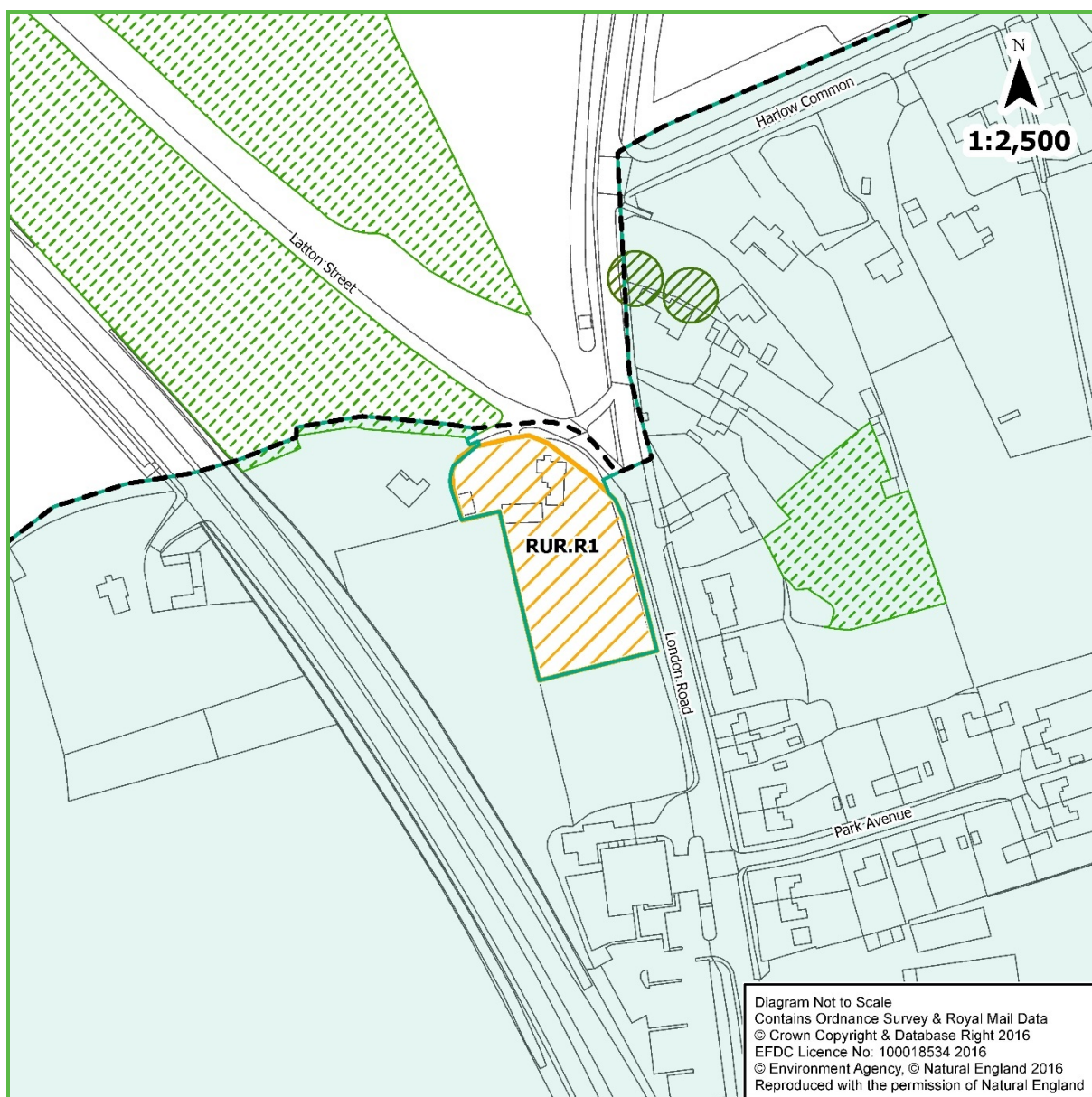
Eastern Rural Sites



Legend

	Residential site allocation	Environmental Designations		Employment site allocation		Ancient Woodland	Road network		Roadside area		
	Traveller site allocation					Veteran Tree		A Road		Roadway	
	Residential and traveller site allocation					Flood Risk Zones 2 & 3		Minor Road		Railway line	
	Rural residential site allocation					Tree Preservation Order	Rail infrastructure		London Underground Central Line		Woodland
	Rural employment site allocation					London Underground station		London Underground station		Watercourse	
	Rural traveller site allocation					Railway		National Rail station		Waterbody	
	Masterplan Area					Epping Ongar Heritage Railway		Epping Ongar Heritage Railway station		Built-up area	
	Concept Framework Plan Area									Local Authority boundary	
	Green Belt										
	District Open Land										

RUR.R1 Avenue Home



Site Address: London Road, Latton Common, Near Harlow, CM17 9NJ		
Parish: North Weald Bassett		Proposed Use: Residential
Size (Ha)	0.38	Site Description: The site comprises a residential dwelling with associated outbuildings and garden. It is bounded by London Road to the east, Latton Street to the north, a residential dwelling to the north west, and woodland and scrubland to the south and west.
Indicative Development Area (Ha)	0.38	
Indicative Net Density (DpH)	32	
Approximate Net Capacity (Dwellings)	11	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.R1 Avenue Home

Development Requirements

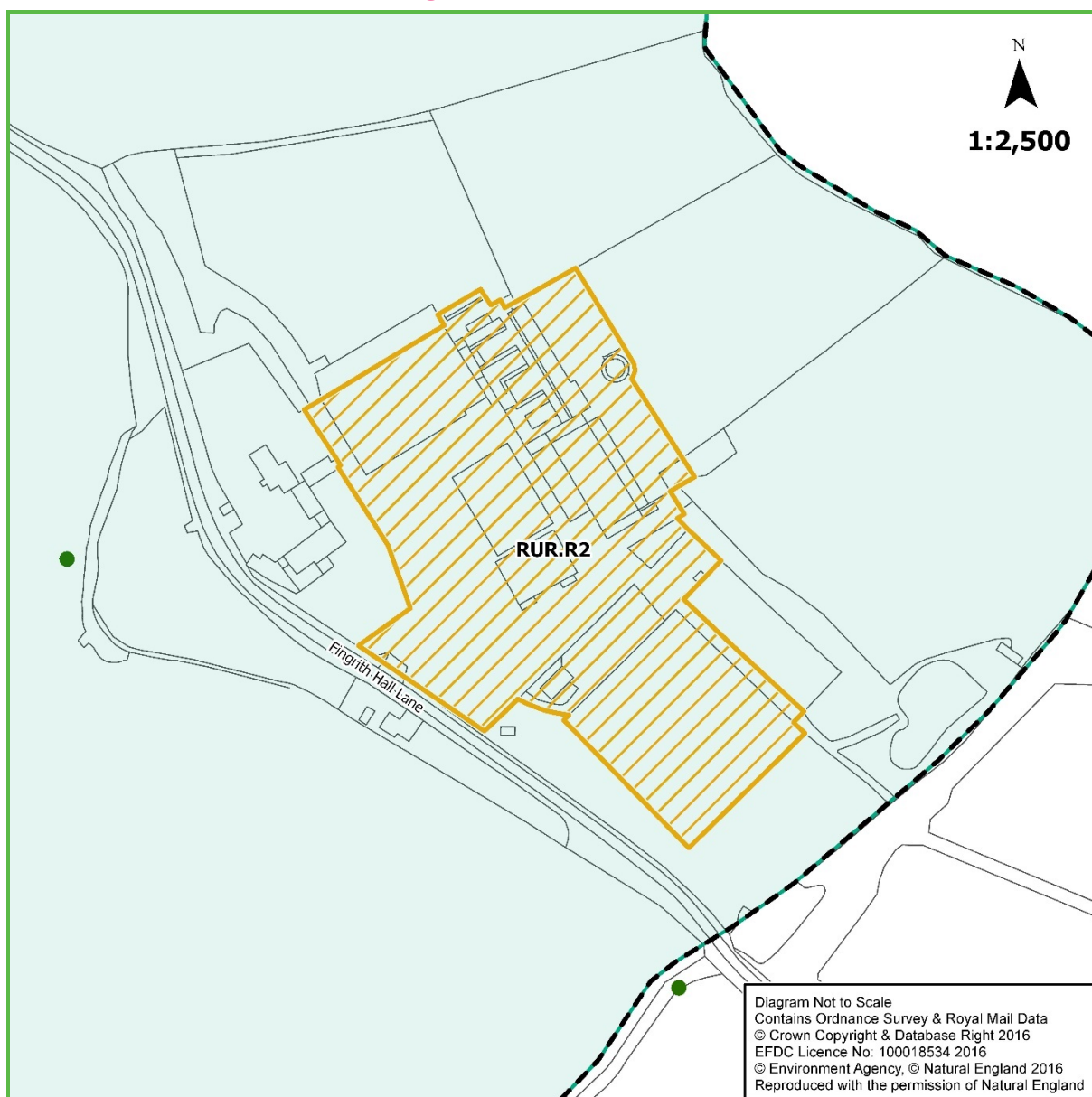
Ecology

Development of this site may indirectly affect the adjacent Deciduous Woodland Priority Habitat. Development proposals should be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect the Deciduous Woodland Priority Habitat.

Green Belt Boundary

Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals the existing features along the southern and western edges of the site will need to be strengthened.

RUR.R2 Norton Heath Riding Centre

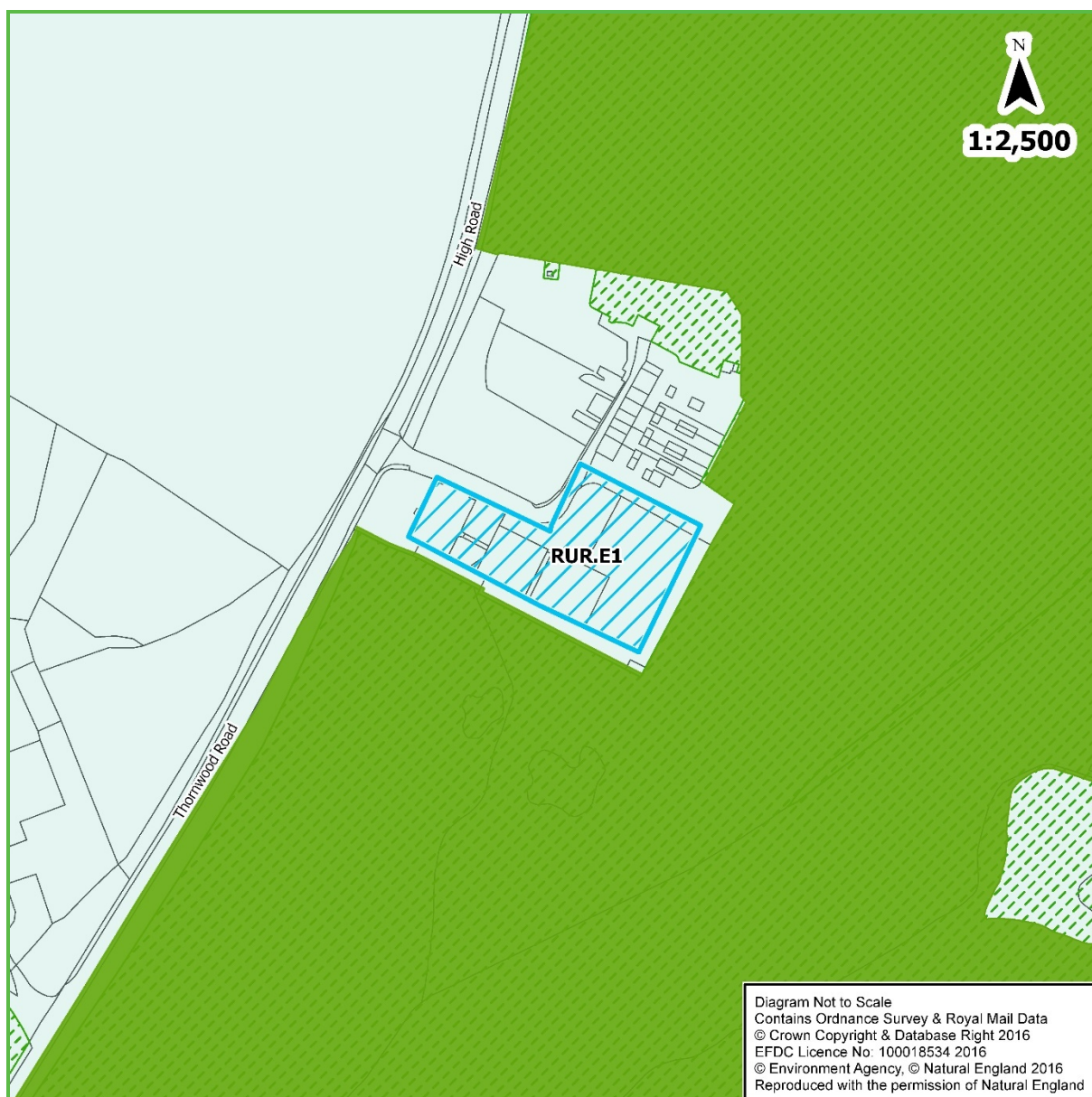


Site Address: Fingrith Hall Lane, High Ongar, Essex, CM4 0JP

Parish: High Ongar		Proposed Use: Residential
Size (Ha)	1.95	Site Description: The site is an Equestrian Centre. It is bounded by grazing/agricultural land to the north, west and south and Fingrith Hall Lane to the west. Planning permission (ref EPF/3034/16) was granted for 30 dwellings on 24 August 2017.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	30	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E1 Brickfield House



Site Address: High Road, Thornwood, Essex, CM16 6TH

Parish: North Weald Basset

Proposed Use: Employment

Size (Ha)

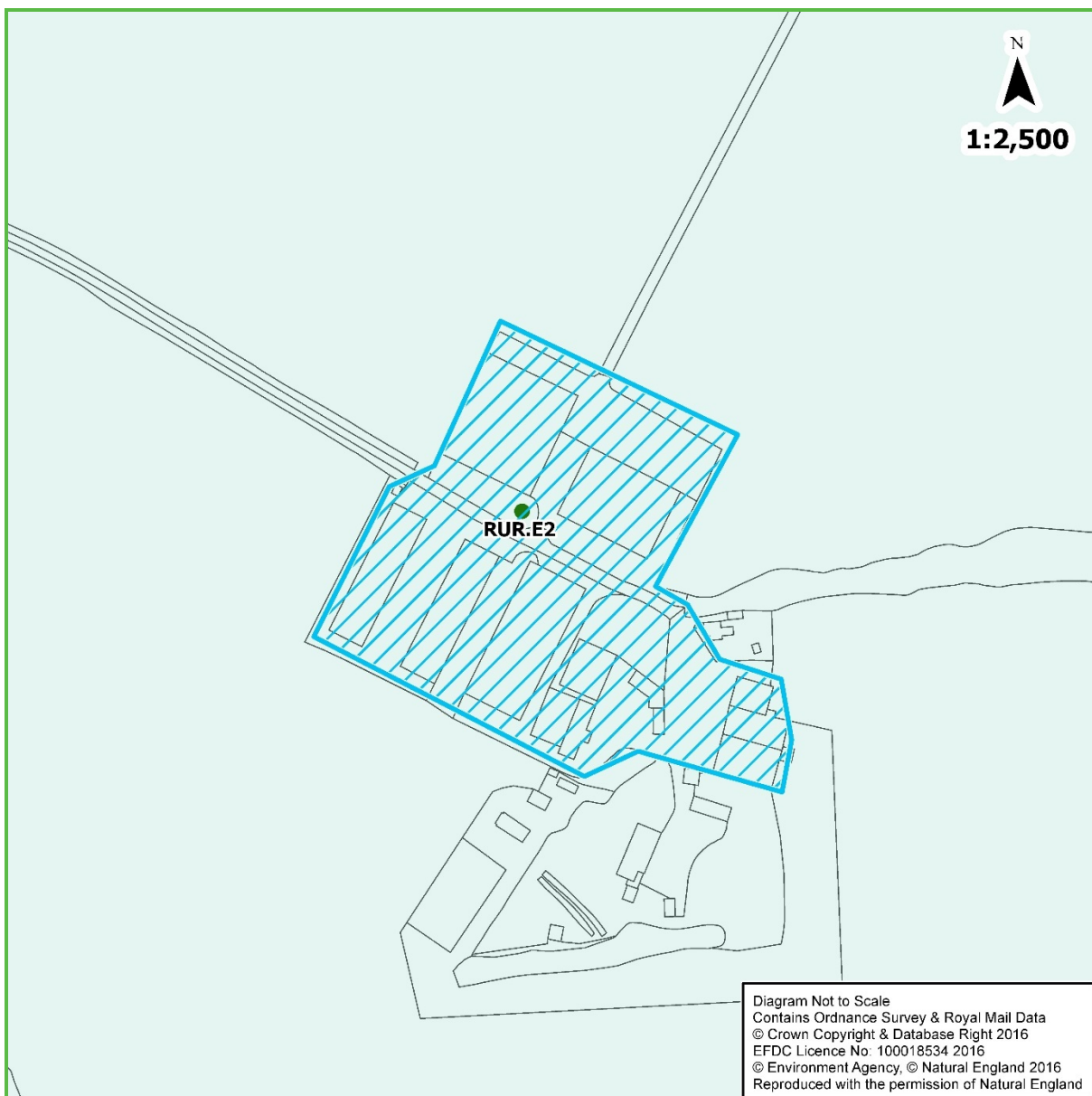
0.37

Site Description:

The site comprises office and industrial uses and associated hardstanding. The site is located to the north of Epping and to the south of Thornwood. The site bounded to the west by High Road, to the south and east by woodland and to the north by residential dwellings.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E2 Land at Kingston's Farm



Site Address: Downhall Road, Harlow, CM17 0RB	
Parish: Matching	Site Description: The site comprises warehouses/sheds in office and industrial use and associated hardstanding. It is bounded to the north, east and west by agricultural fields and by a residential dwelling and associated outbuildings to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

RUR.E3 Matching Airfield South



Site Address: Anchor Lane, Abbess Roding, CM5 0JR

Parish: Abbess Beauchamp and Berners Roding

Proposed Use: Employment

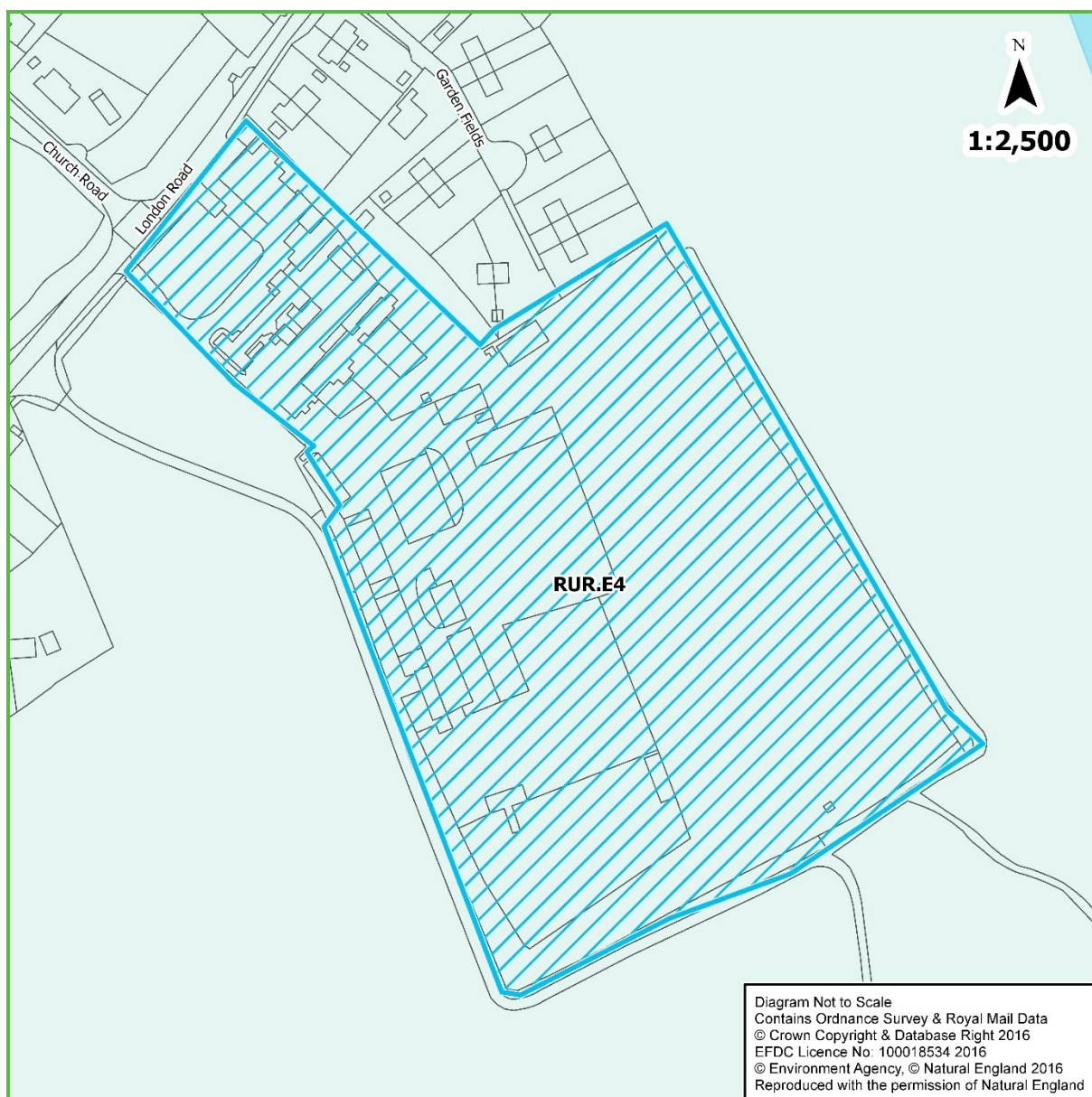
Size (Ha) 2.81

Site Description:

The site is largely developed, comprising industrial uses and associated hardstanding, and areas of greenfield land. The site is surrounded by agricultural land. and bounded by hedgerows and trees.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E4 Land at London Road



Site Address: London Road, Stanford Rivers, CM5 9PJ

Parish: Stanford Rivers

Proposed Use: Employment

Size (Ha)

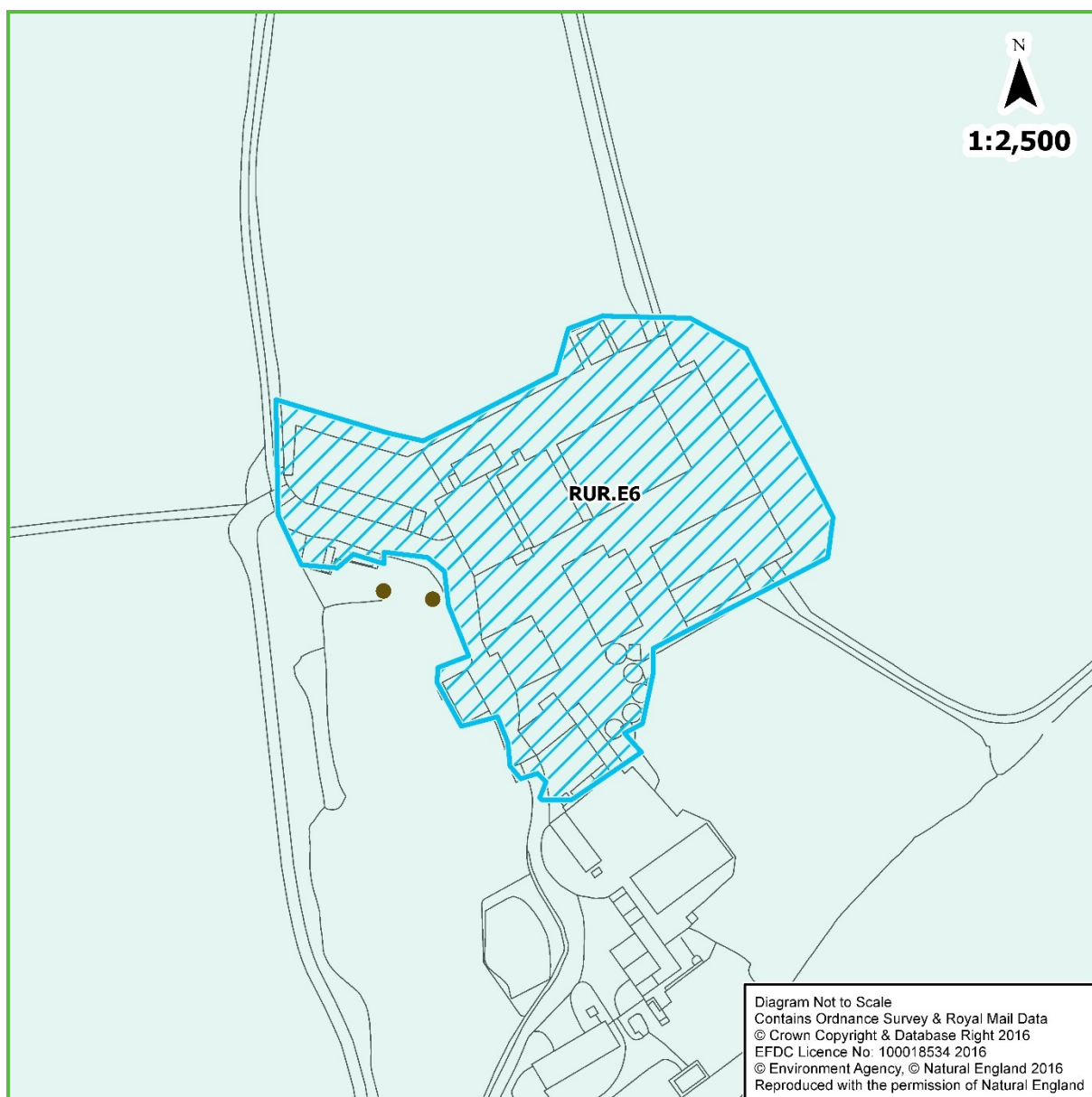
4.64

Site Description:

The site is partly developed. The western part of the site is predominantly in industrial use, while the eastern part comprises greenfield land. The site is bounded by London Road (A113) and residential dwellings to the north, and by agricultural land to the east, south and west.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

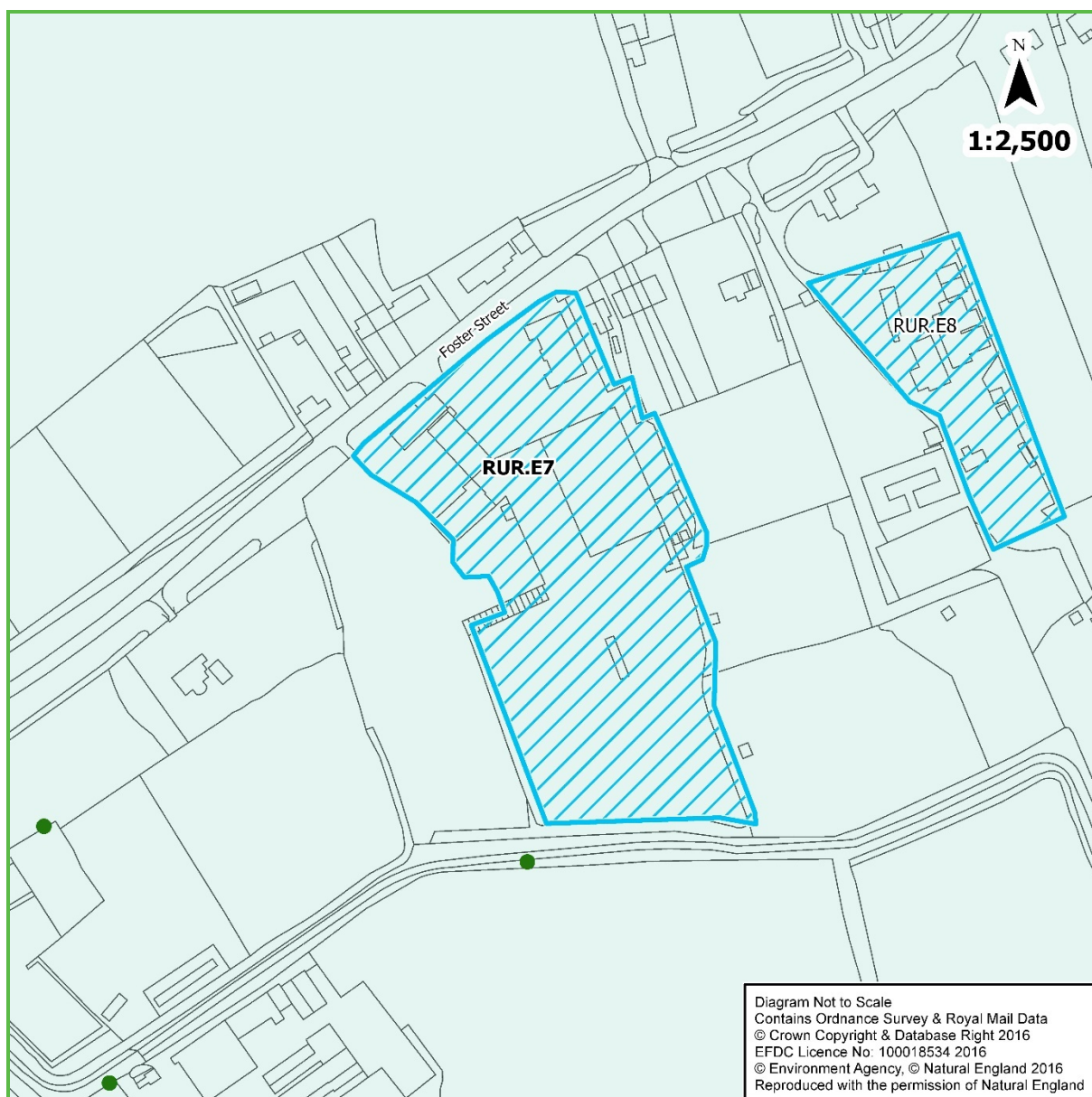
RUR.E6 Land at Housham Hall Farm



Site Address: Harlow Road, CM17 0PB	
Parish: Matching	Site Description: The site comprises industrial uses, areas of hardstanding, and agricultural buildings and associated machinery. The site is almost entirely surrounded by agricultural land, with a residential dwelling located to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

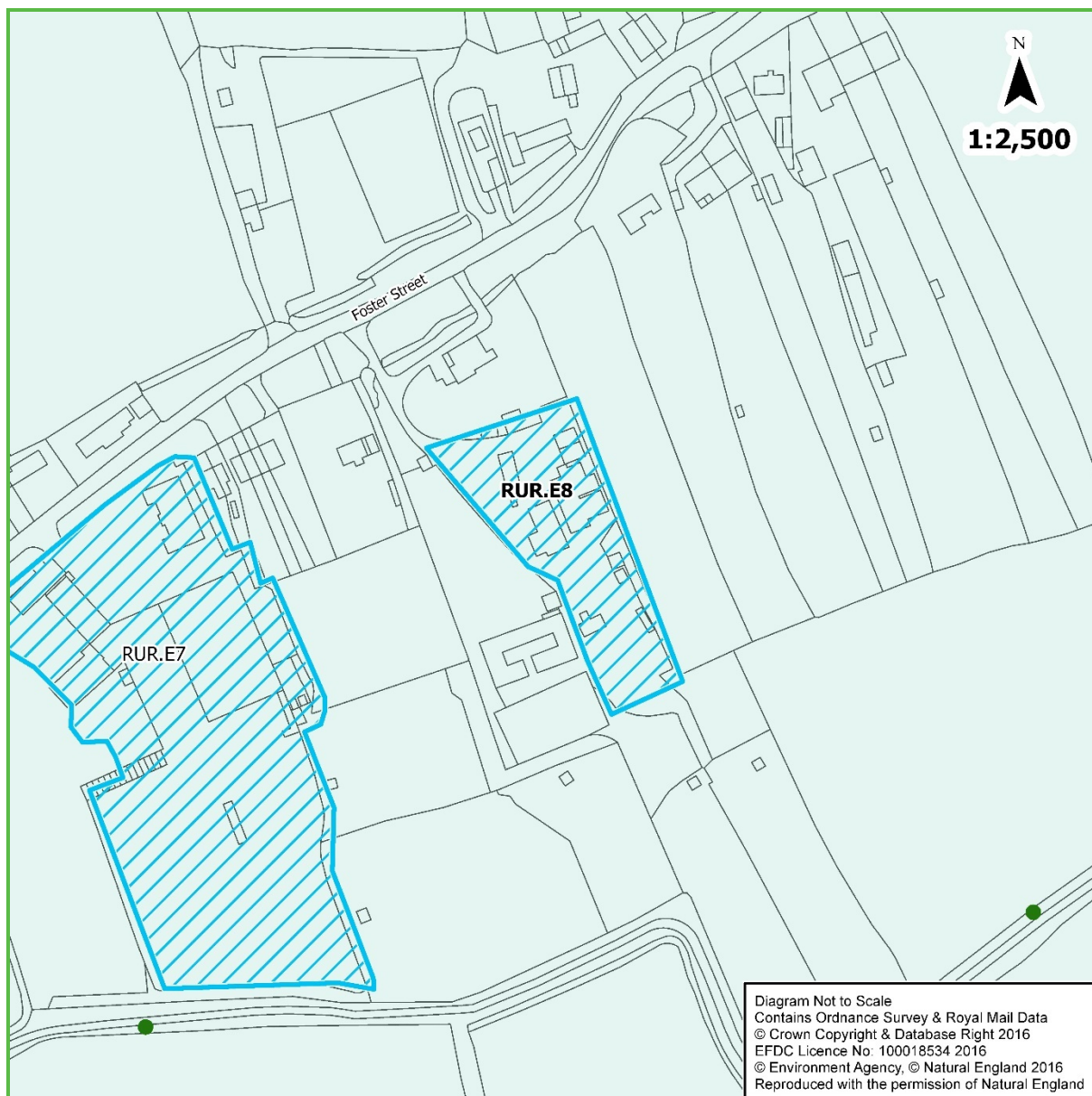
RUR.E7 Land at Searles Farm



Site Address: Foster Street, CM17 9HP	
Parish: North Weald Bassett	Site Description: The site comprises various buildings predominantly in office use and associated hardstanding. The site is bounded by paddock and/or agricultural land to the west, south and south east, residential dwellings to the north east, and Foster Street to the north.
Proposed Use: Employment	
Size (Ha)	
	1.53

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

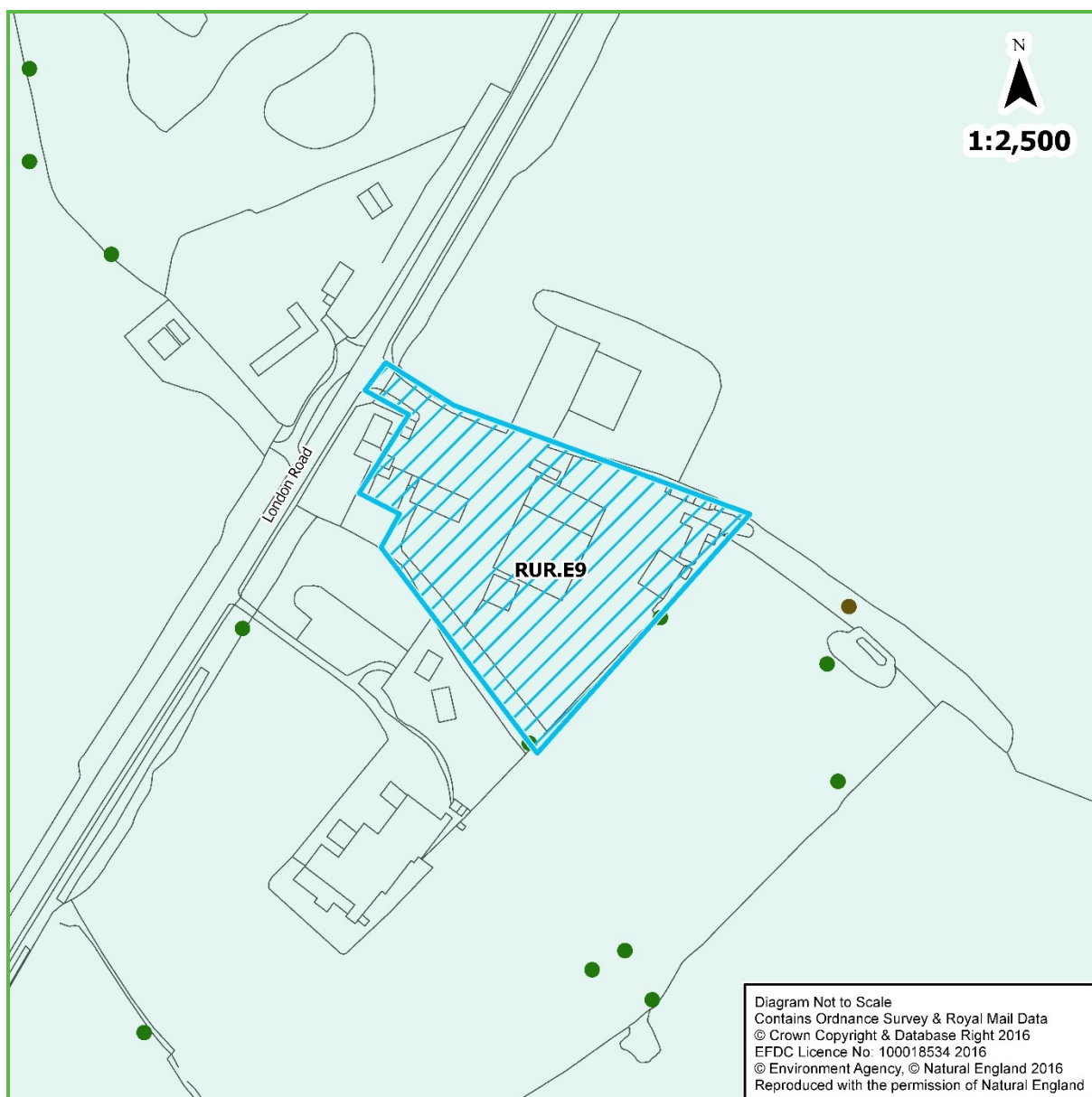
RUR.E8 Fosters Croft



Site Address: Foster Street, CM17 9HS	
Parish: North Weald Bassett	Site Description: The site comprises buildings predominantly in industrial use and associated hardstanding. The site is bounded by residential dwellings to the east and west, Foster Street to the north and agricultural land to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E9 Horseshoe Farm at London Road



Site Address: London Road, Latton, Harlow, CM17 9LH

Parish: North Weald Bassett

Proposed Use: Employment

Size (Ha)

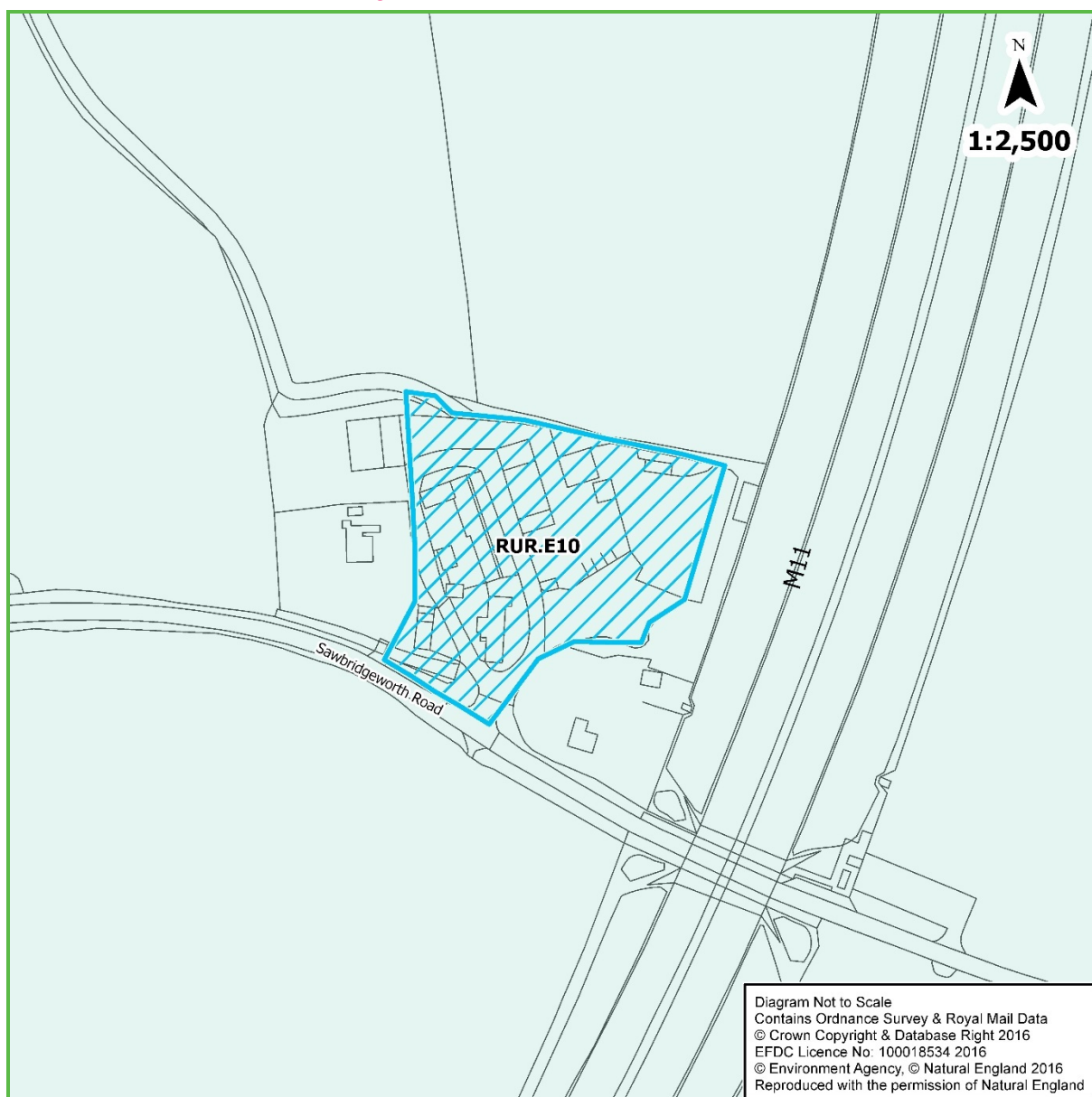
0.96

Site Description:

The site comprises buildings in industrial use and associated hardstanding. The site is bounded by London Road (B1393) and a residential dwelling to the west, residential dwellings to the south, and agricultural fields and/or structures to the east and north.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E10 Land at Little Hyde Hall Farm



Site Address: Hatfield Heath Road, CM21 9HX

Parish: Sheering

Proposed Use: Employment

Size (Ha)

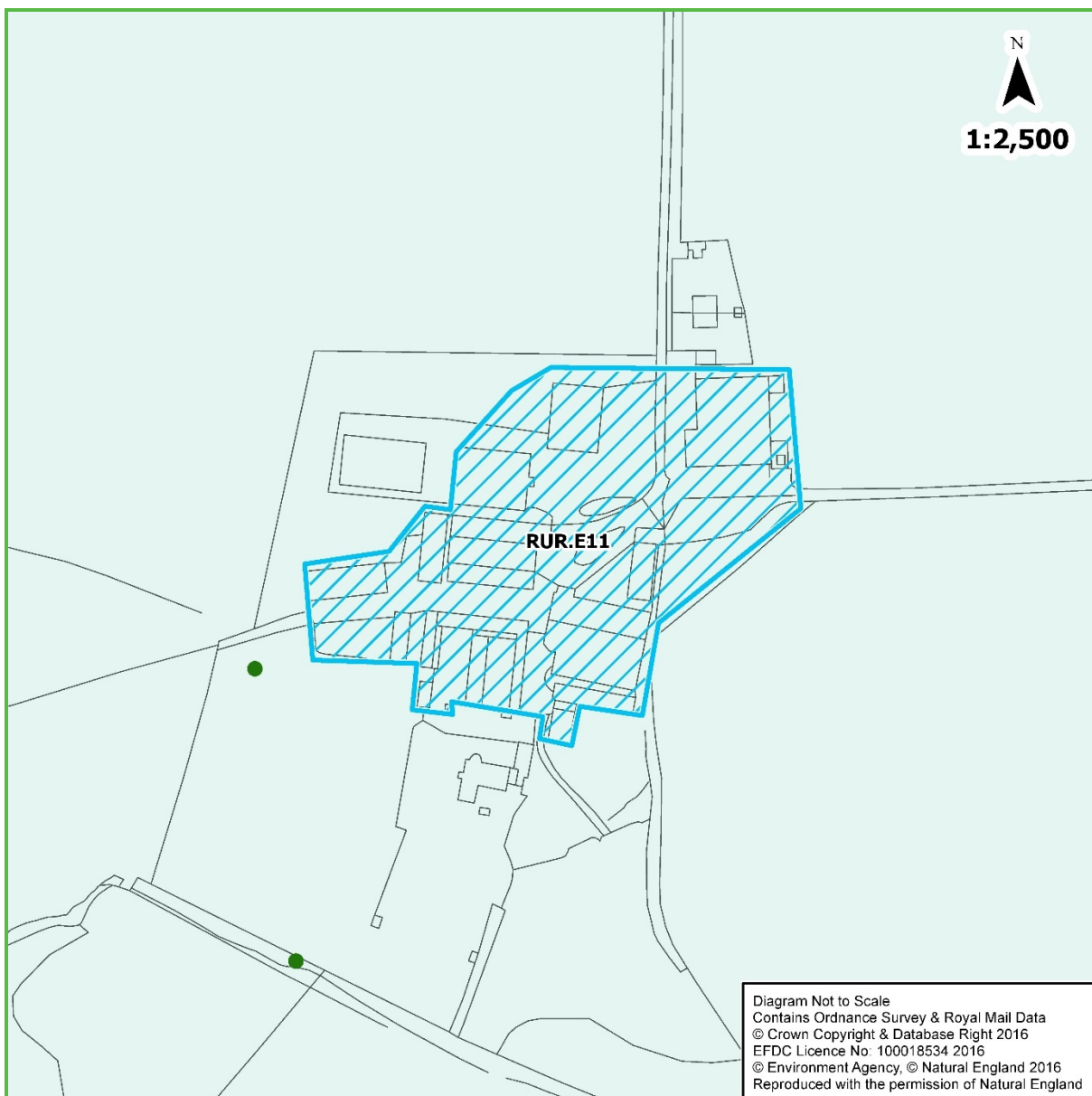
0.92

Site Description:

The site is predominantly in industrial use, but also comprises office, residential, agricultural and retail uses. The site is bounded to the south by Sawbridgeworth Road, to the west by residential dwellings, to the east by the M11 and to the north by agricultural fields.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E11 Land at Quickbury Farm



Site Address: Hatfield Heath Road, CM21 9HY	
Parish: Sheering	Site Description: The site comprises several buildings/structures in industrial use and associated hardstanding. The site is surrounded by agricultural land and/or buildings.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E12 New House Farm



Site Address: Little Laver Road, CM5 0JE

Parish: Moreton, Bobbingworth and the Lavers

Proposed Use: Employment

Size (Ha)

1.05

Site Description:

The site comprises a cluster of buildings in industrial use and associated hardstanding. It is bounded to the west by Little Laver Road, to the south by a residential dwelling and to the north and east by agricultural land and/or buildings.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

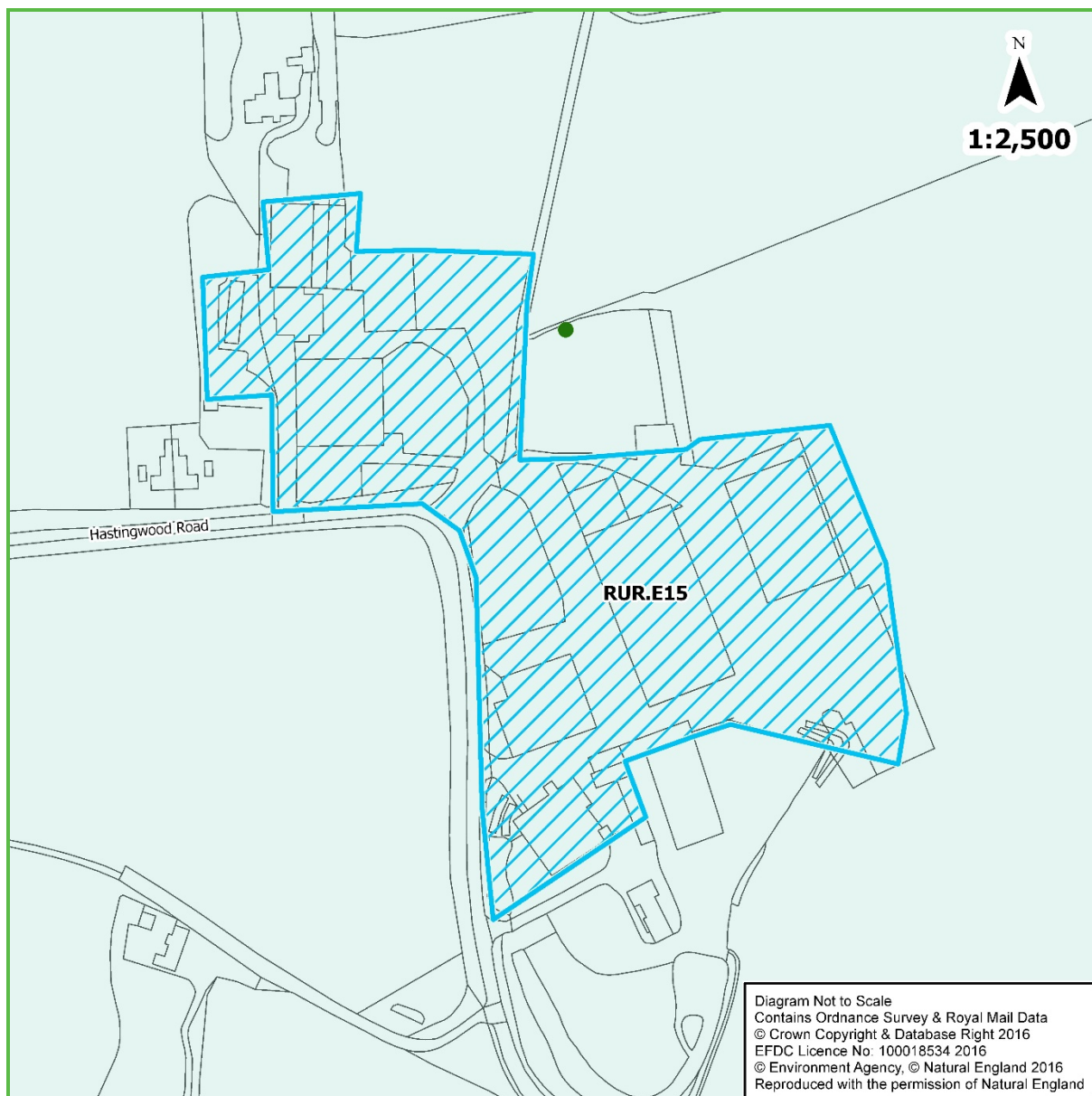
RUR.E14 Matching Airfield North



Site Address: Anchor Lane, Abbess Roding, CM5 0JR	
Parish: Abbess Beauchamp and Berners Roding	Site Description: The site comprises several buildings in industrial use and associated hardstanding. The site is surrounded by agricultural fields.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E15 Land at Rolls Farm Barns



Site Address: Hastingwood Road, Magdalen Laver, Essex, CM5 0EN

Parish: Moreton, Bobbingworth and the Lavers

Proposed Use: Employment

Size (Ha)

2.91

Site Description:

The site comprises various warehouses/structures in industrial use and associated hardstanding/car parking. The site is bounded by Hastingwood Road and a residential dwelling to the west, residential dwellings to the south and agricultural fields to the east and to the north.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

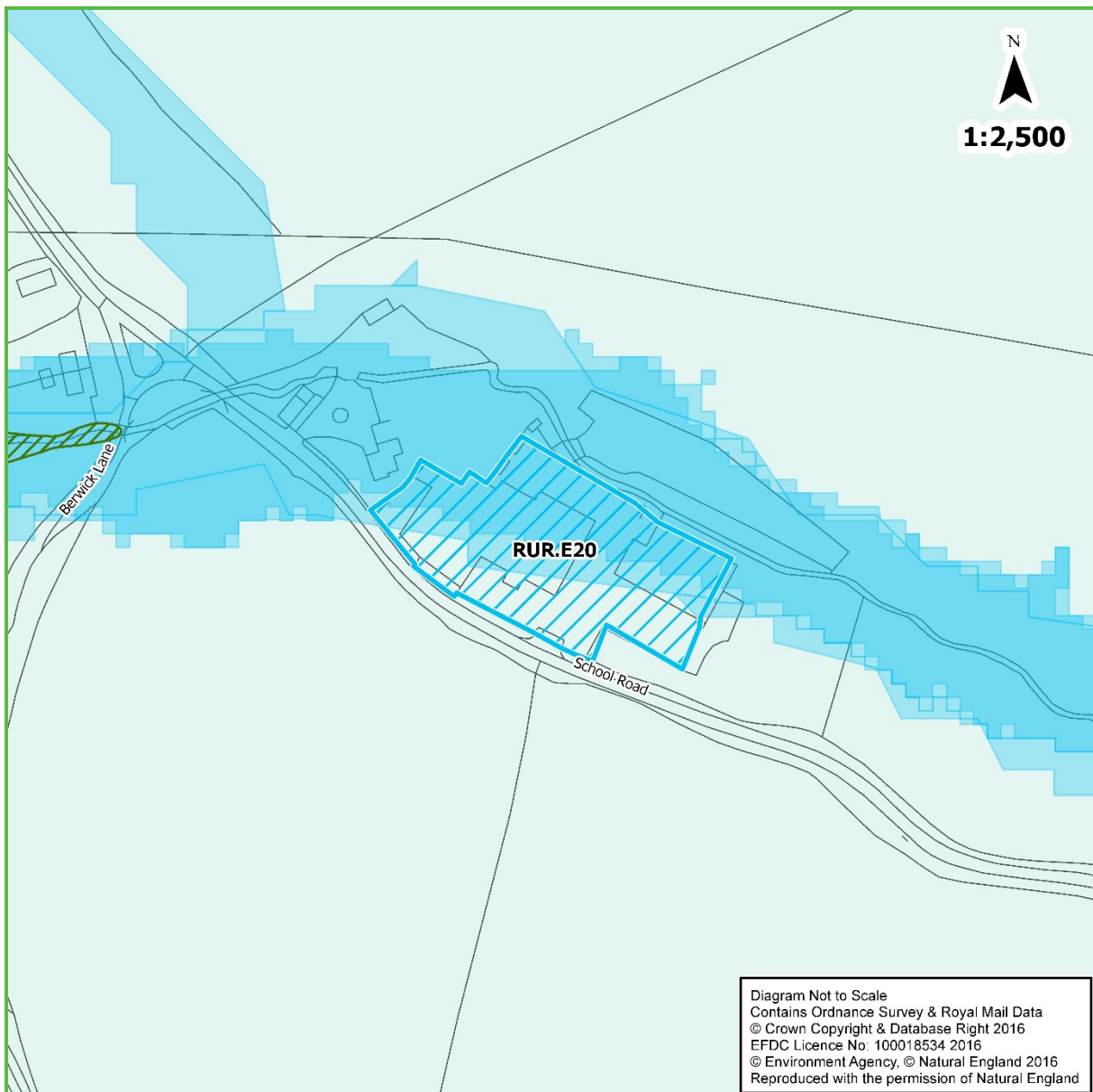
RUR.E18 Land at Dunmow Road



Site Address: Dunmow Road, Fyfield, CM5 0NS	
Parish: Fyfield	Site Description: The site comprises various sheds and structures in industrial use and associated hardstanding. It is bounded by retail uses to the north, agricultural fields to the east, residential dwellings to the south and Dunmow Road to the west.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E20 Land at Stewarts Farm



Site Address: School Road, Stanford Rivers, Ongar, Essex, CM5 9PT

Parish: Stanford Rivers

Proposed Use: Employment

Size (Ha)

0.60

Site Description:

The site comprises sheds/structures predominantly in industrial use. The site is bounded by School Road to the south, a brook to the north, a residential dwelling to the west and scrubland to the east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E21 Land at Paslow Hall Farm



Site Address: King Street, High Ongar, Ongar, Essex, CM5 9NS

Parish: High Ongar

Proposed Use: Employment

Size (Ha)

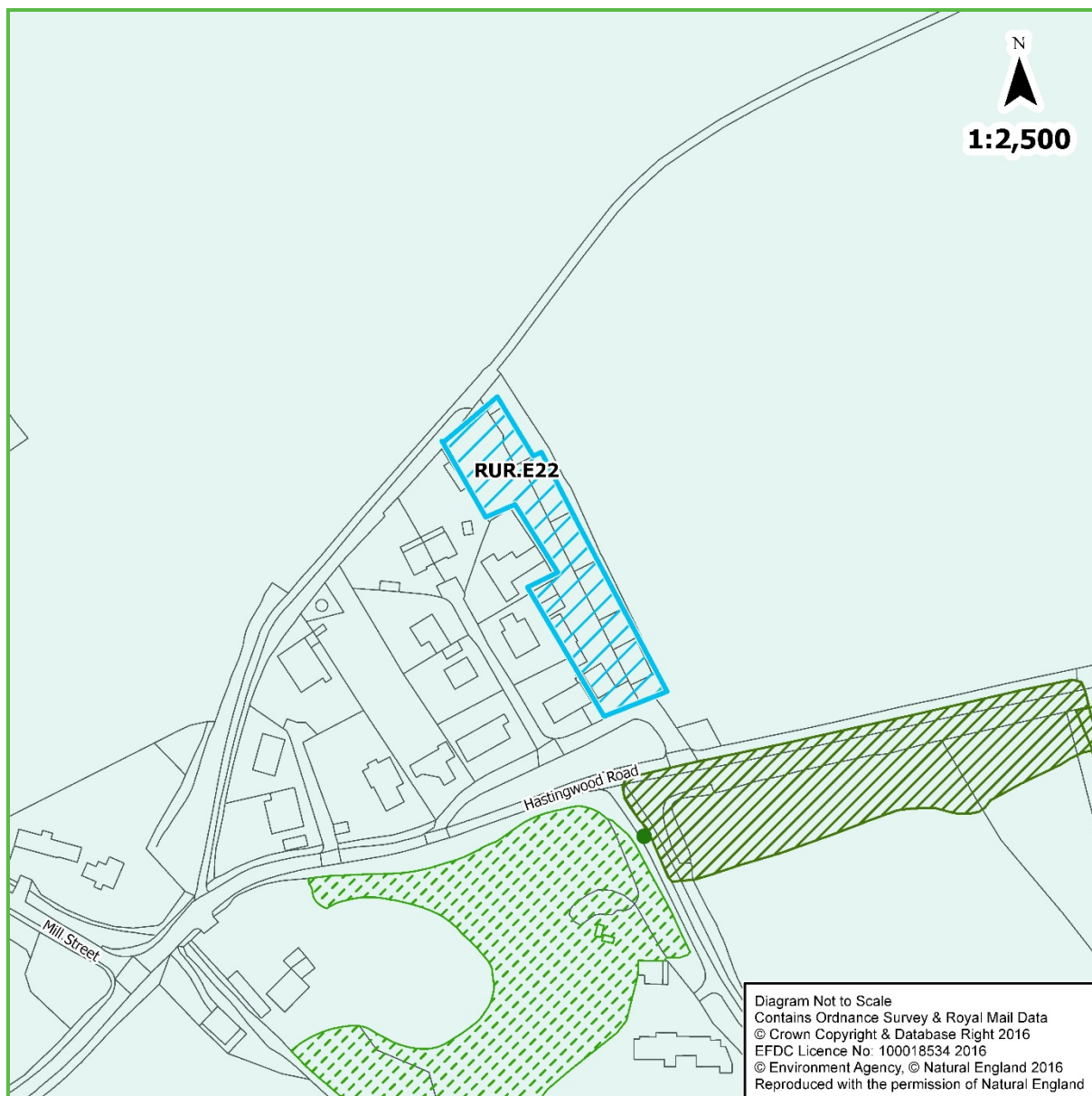
1.66

Site Description:

The site is largely developed. The southern part of the site comprises various sheds/structures in industrial use and associated hardstanding, while the northern part of the site is greenfield land and wooded areas. The site is bounded by agricultural buildings/yards to the east and south, woodland to the west and agricultural fields to the north.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

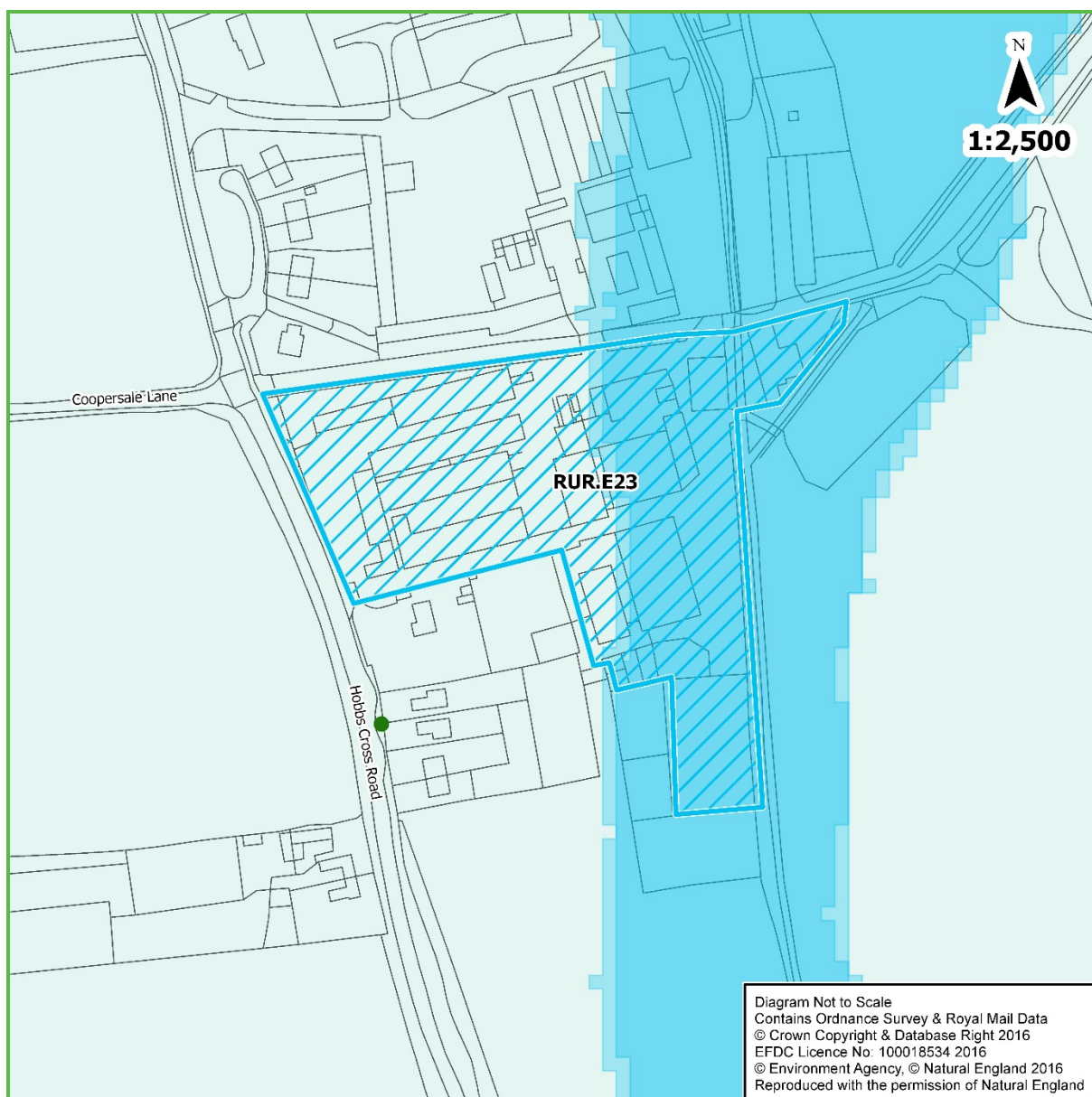
RUR.E22 Hastingwood Business Centre



Site Address: 1 Willow Place, Hastingwood, Essex, CM17 9GD	
Parish: North Weald Bassett	Site Description: The site predominantly comprises office and industrial uses and associated hardstanding. It is bounded by agricultural land to the north and east, and residential dwellings to the west and south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

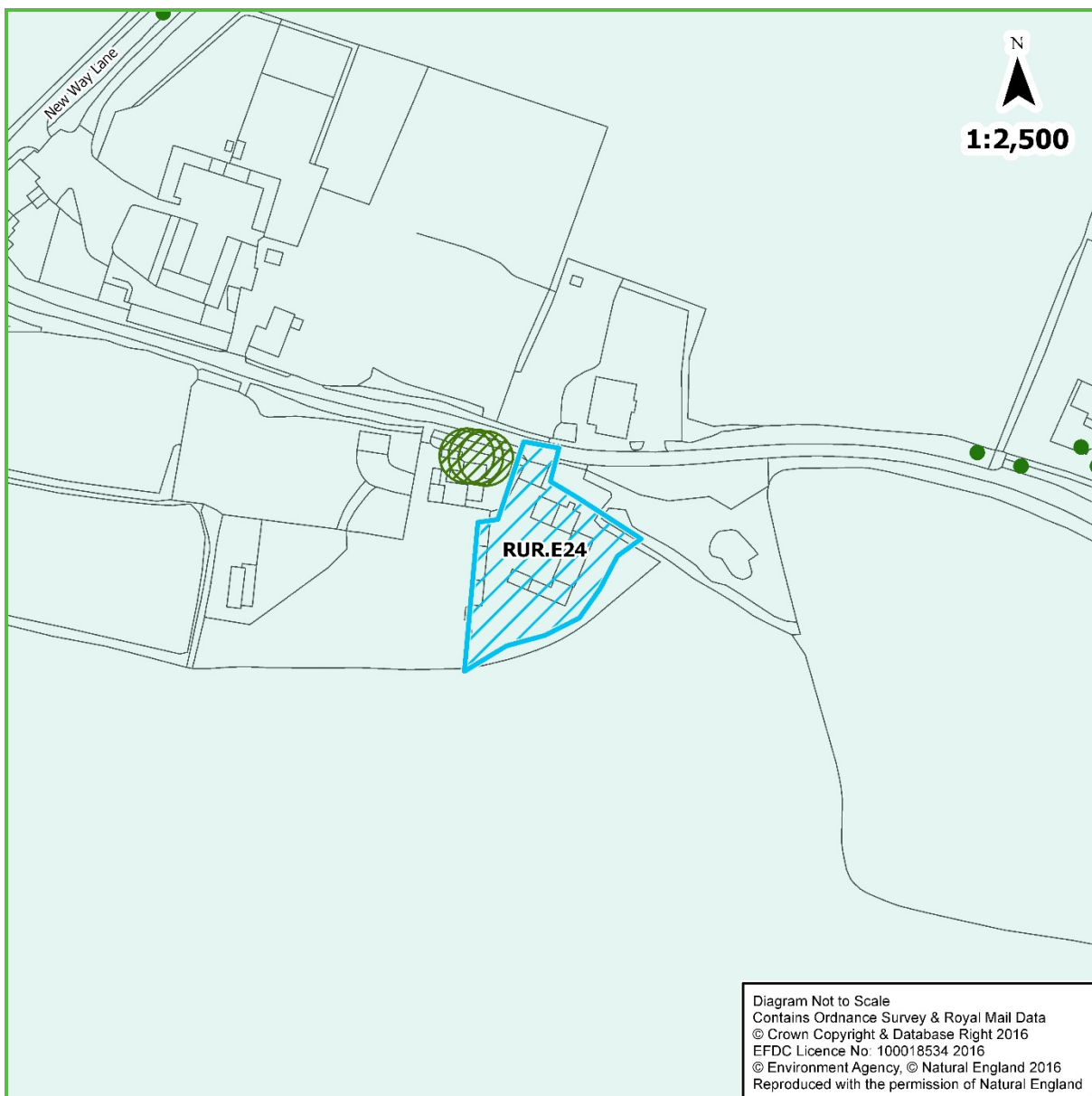
RUR.E23 Hobbs Cross Business Centre



Site Address: Theydon Garnon, CM16 7NY	
Parish: Theydon Garnon	Site Description: The site comprises a business park predominantly in industrial uses, with associated hardstanding and a small area of greenfield land in the south. It is bounded to the west by Hobbs Cross Lane, to the north by agricultural buildings/storage and to the east and south by agricultural land.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

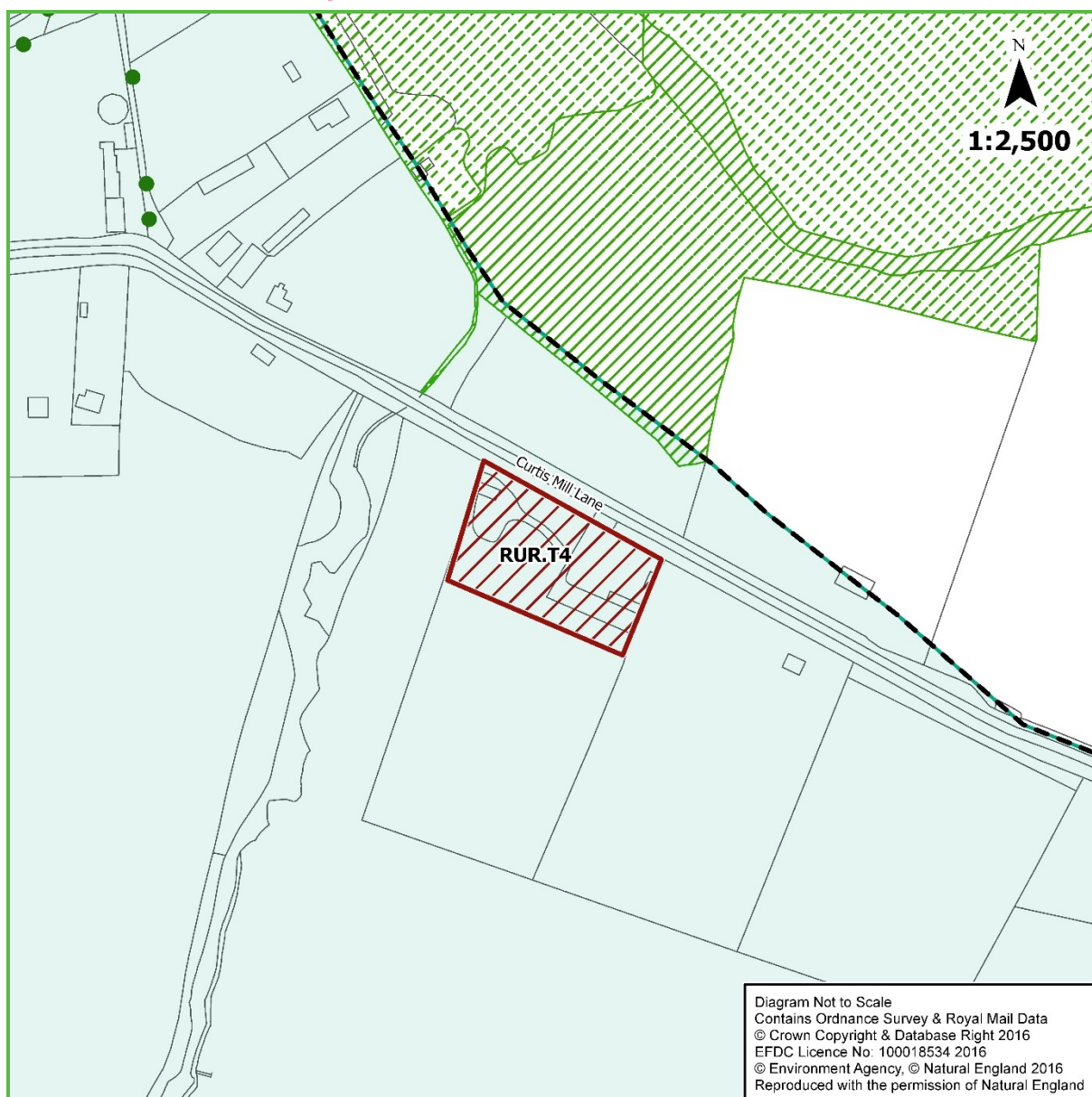
RUR.E24 Land at Holts Farm



Site Address: Holts Court, Holts Farm, Threshers Bush, CM17 0NS	
Parish: Moreton, Bobbingworth and the Lavers	Site Description: The site comprises buildings in office use with associated hardstanding. The site is bounded by Threshers Bush to the north, residential dwellings to the west and agricultural fields/woodland to the south and east.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T4 Land at Valley View



Site Address: Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	
Parish: Stapleford Abbots	Proposed Use: Traveller
Size (Ha)	0.30
Indicative Development Area (Ha)	0.1
Net Capacity (pitches)	1
Site Description: The site comprises an existing unauthorised traveller site. It is bounded to the north by Curtis Mill Lane and greenfield land to the west, south and east.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T4 Land at Valley View

Development Requirements

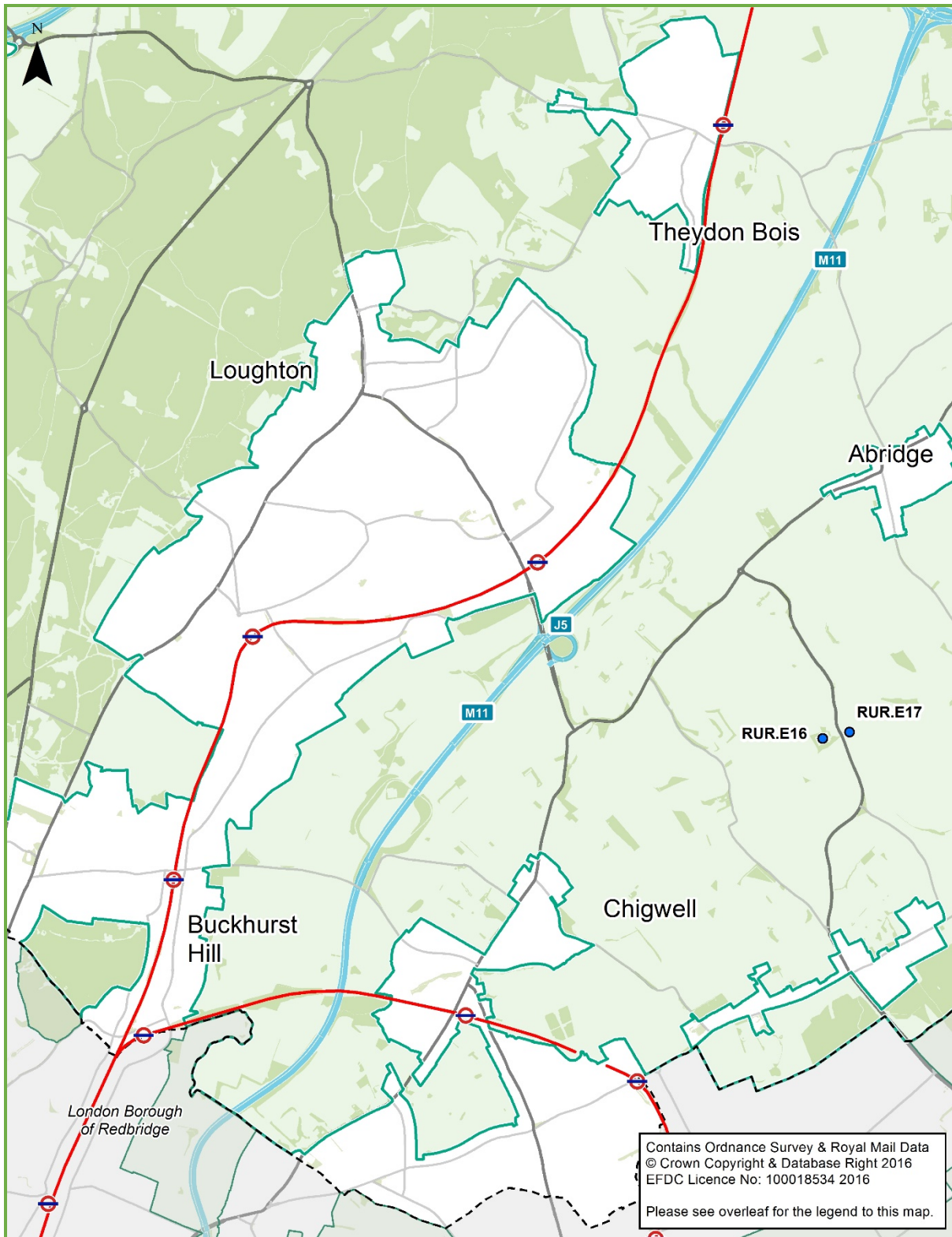
Ecology

Development of this site may indirectly affect nearby Curtismill Green Site of Special Scientific Interest, incorporating Lowland Meadow and Wood Pasture and Parkland Priority Habitats. Development proposals should be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect Curtismill Green and Priority Habitats.


































Landscape Character

The site is located in an area of high landscape sensitivity. Additional screening, for example, through planted buffers should be incorporated where relevant to minimise adverse impacts and integrate development within the wider landscape.

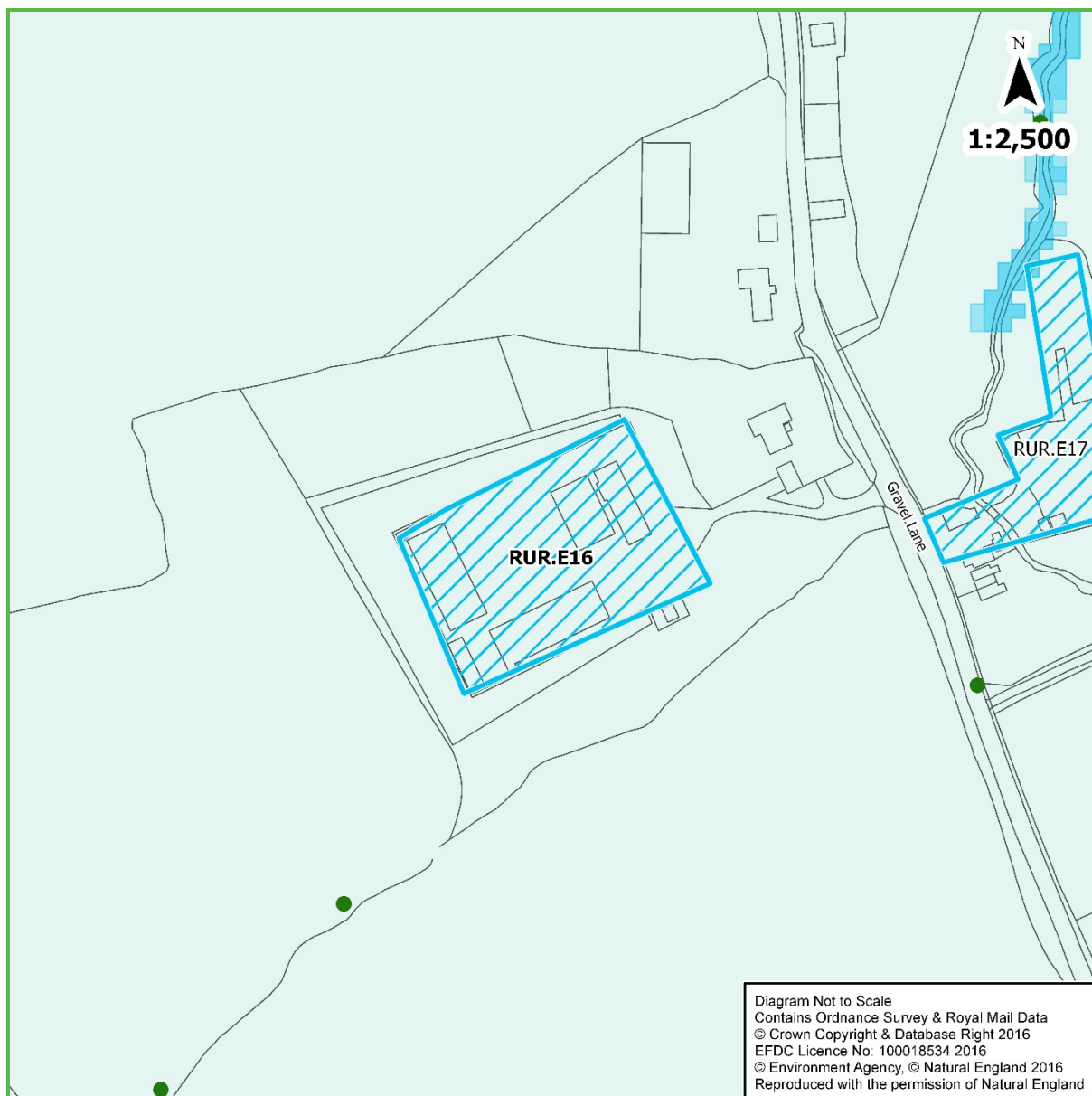
Southern Rural Sites



Legend

	Residential site allocation	Environmental Designations		Employment site allocation		Ancient Woodland	Road network		Roadside area			
	Traveller site allocation					Veteran Tree		A Road		Roadway		
	Residential and traveller site allocation		Flood Risk Zones 2 & 3			BAP Habitat		Minor Road		Railway line		
	Rural residential site allocation		Tree Preservation Order				Rail infrastructure		London Underground Central Line		Woodland	
	Rural employment site allocation					London Underground station		Railway		Watercourse		Waterbody
	Rural traveller site allocation					National Rail station		Epping Ongar Heritage Railway		Built-up area		Local Authority boundary
	Masterplan Area					Epping Ongar Heritage Railway station						
	Concept Framework Plan Area											
	Green Belt											
	District Open Land											

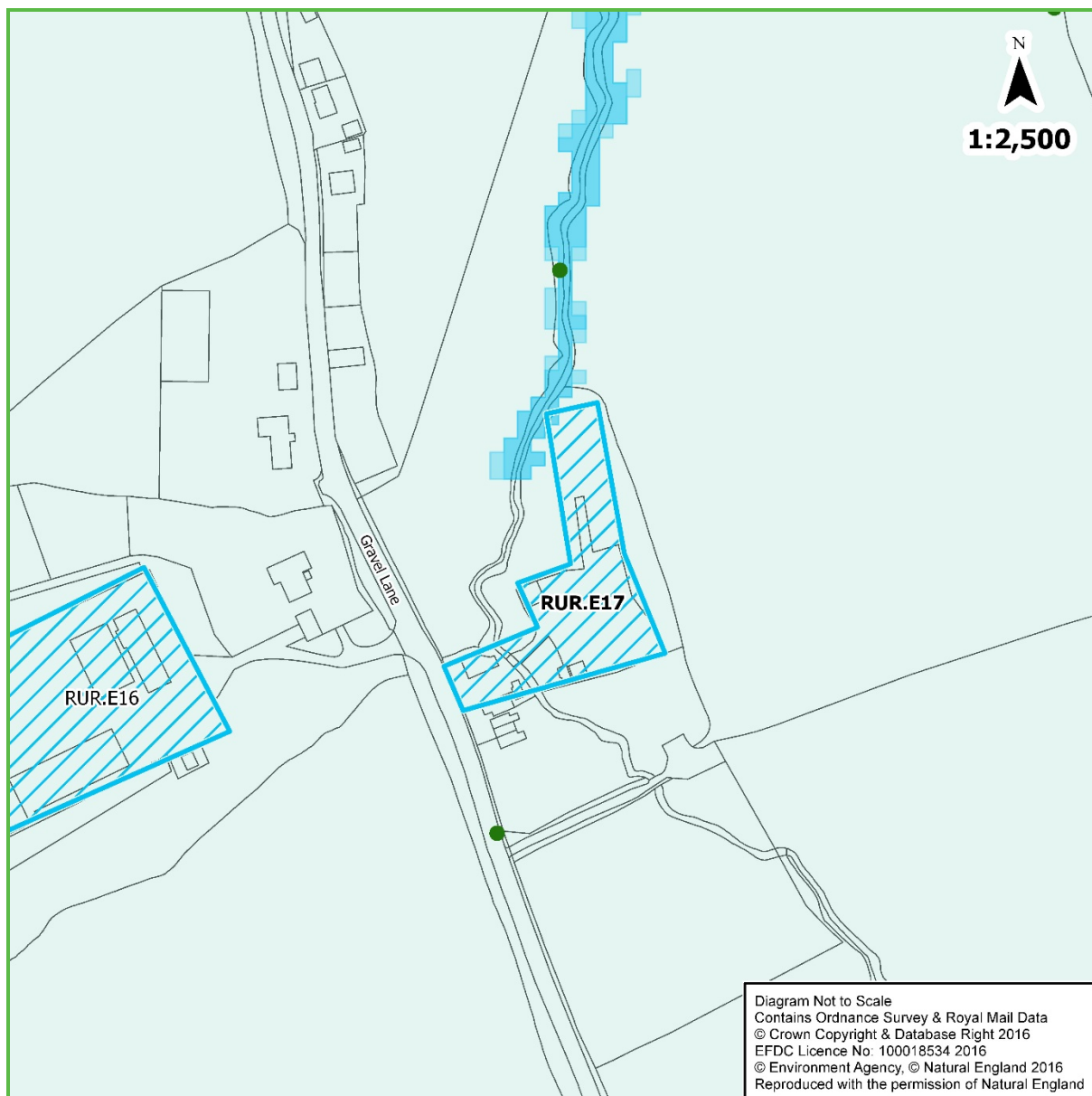
RUR.E16 Taylors Farm



Site Address: Gravel Lane, Essex, IG7 6DQ	
Parish: Chigwell	Site Description: The site comprises a cluster of buildings in industrial use with associated hardstanding and a retail unit. It is bounded by residential development to the east and agricultural land to the north, south and west.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E17 Brookside Garage



Site Address: Gravel Lane, Essex, IG7 6DQ

Parish: Chigwell

Proposed Use: Employment

Size (Ha)

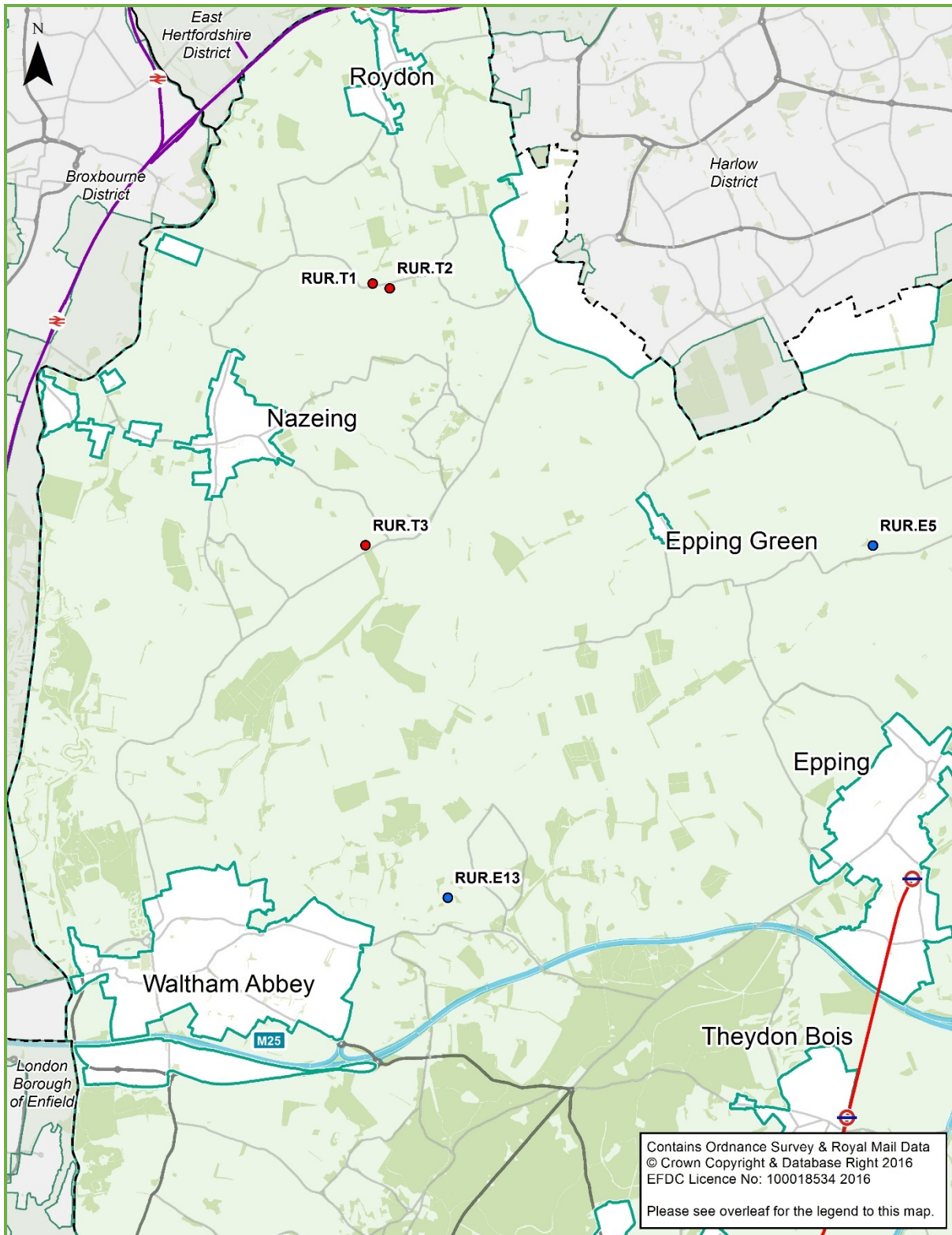
0.34

Site Description:



































The site comprises a number of buildings/structures predominantly in industrial use, and associated hardstanding. It is bounded by a stream to the north and partially to the west, Gravel Lane partially to the west, residential dwellings to the south and agricultural land to the east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

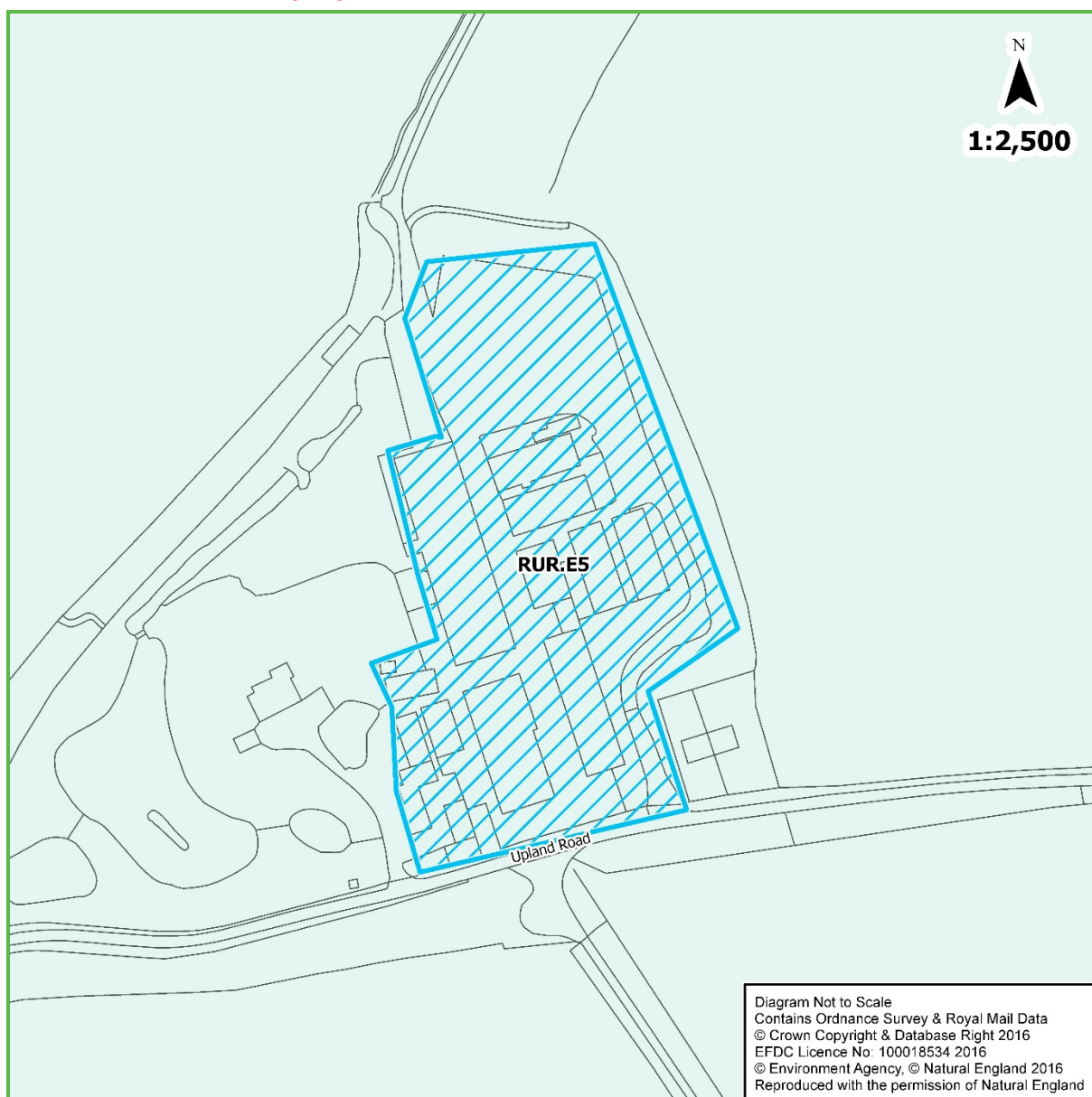
Western Rural Sites



Legend

<ul style="list-style-type: none">  Residential site allocation  Employment site allocation  Traveller site allocation  Residential and traveller site allocation  Rural residential site allocation  Rural employment site allocation  Rural traveller site allocation  Masterplan Area  Concept Framework Plan Area  Green Belt  District Open Land 	<p>Environmental Designations</p> <ul style="list-style-type: none">  Ancient Woodland  Ancient Tree  Veteran Tree  Flood Risk Zones 2 & 3  BAP Habitat  Tree Preservation Order 	<p>Road network</p> <ul style="list-style-type: none">  Motorway  A Road  Minor Road <p>Rail infrastructure</p> <ul style="list-style-type: none">  London Underground Central Line  London Underground station  Railway  National Rail station  Epping Ongar Heritage Railway  Epping Ongar Heritage Railway station 	<p>Basemap</p> <ul style="list-style-type: none">  Roadside area  Roadway  Railway line  Woodland  Watercourse  Waterbody  Built-up area  Local Authority boundary
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RUR.E5 Land at Hayleys Manor



Site Address: Upland Road, Essex, CM16 6PQ

Parish: Epping Upland

Proposed Use: Employment

Size (Ha)

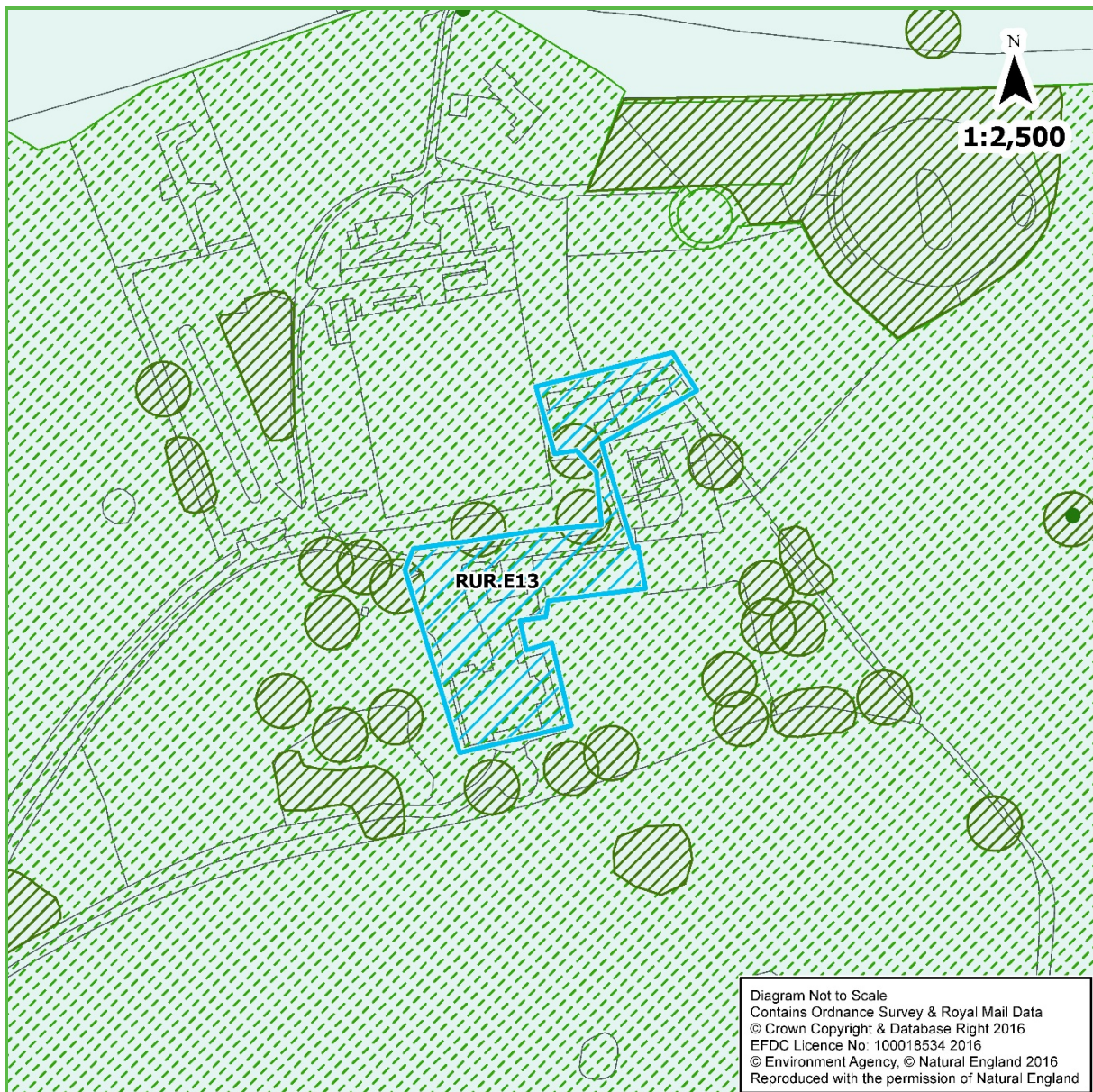
2.07

Site Description:

The site comprises office and industrial uses, including open storage, and associated hardstanding. It is bounded by residential development to the west, agricultural land to the north and east, and Upland Road to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.E13 Warlies Park House



Site Address: Horseshoe Hill, Essex, EN9 3SL

Parish: Waltham Abbey

Proposed Use: Employment

Size (Ha)

0.56

Site Description:

The site comprises office uses. It is surrounded by agricultural land.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T1 Land at Sons Nursery



Site Address: Sons Nursery, Hamlet Hill		
Parish: Roydon		Proposed Use: Traveller
Size (Ha)	0.15	Site Description: The site has temporary planning permission for two pitches. It is bounded by Hamlet Hill to the south, open land to the north, glasshouses to the west and residential development to the east.
Indicative Development Area (Ha)	0.15	
Net Capacity (pitches)	2	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T1 Land at Sons Nursery

Development Requirements

Ecology

Development of this site, comprising the regularisation of two existing traveller pitches, may indirectly affect nearby Deciduous Woodland Priority Habitat. Development proposals should provide an ecological buffer to protect the Priority Habitat.

RUR.T2 Land at Ashview



Site Address: Hamlet Hill, Roydon, Essex, CM19 5LA	
Parish: Roydon	Proposed Use: Traveller
Size (Ha)	0.43
Indicative Development Area (Ha)	0.1
Net Capacity (pitches)	1
Site Description: The site has temporary planning permission for one pitch. It is bounded to the north by Hamlet Hill, to the east by residential development and to west and south by agricultural land.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

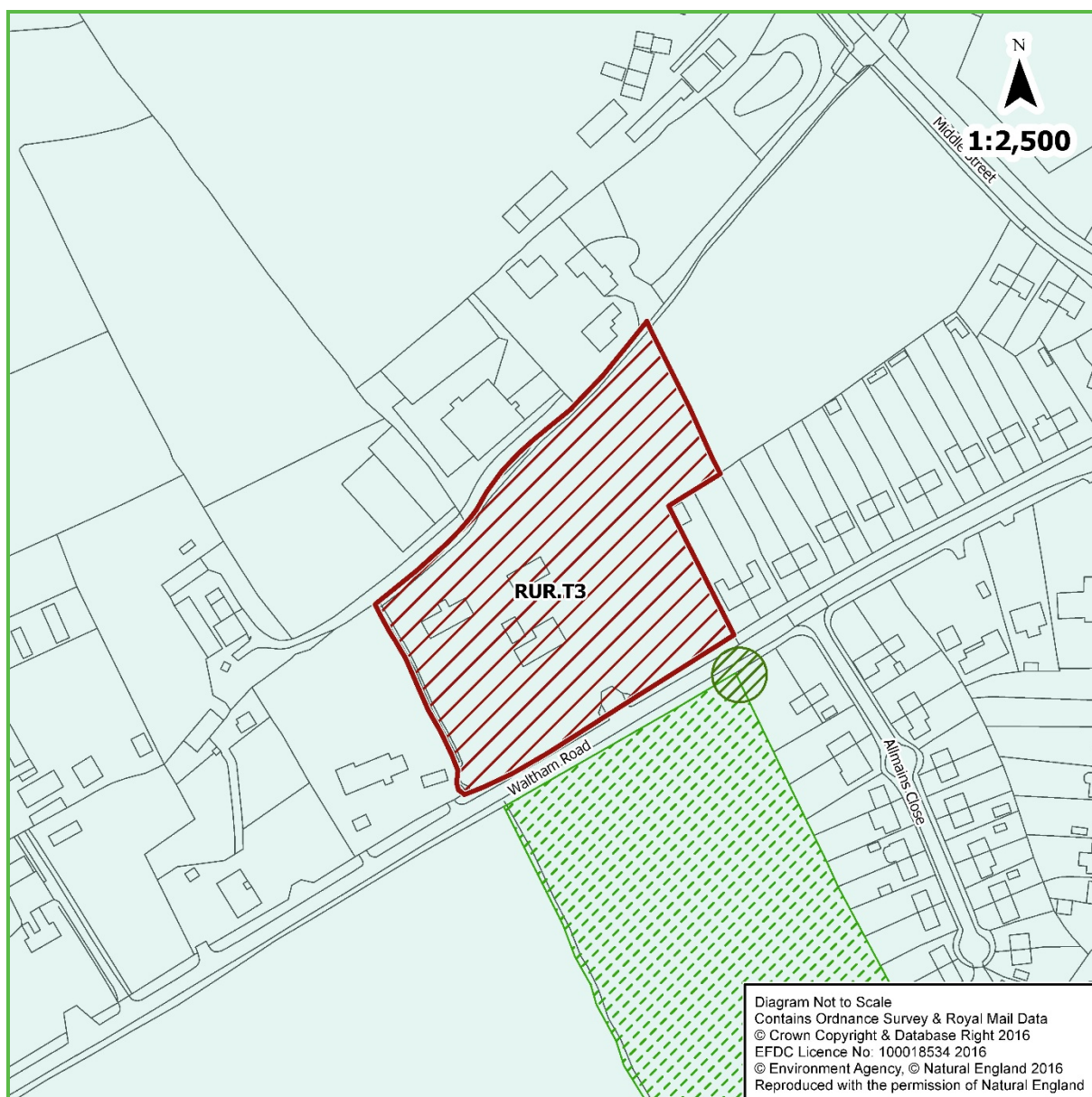
RUR.T2 Land at Ashview

Development Requirements

Landscape Character

The site is located in an area of high landscape sensitivity. Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate the development within the wider landscape.

RUR.T3 Land at James Mead



Site Address: Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	
Parish: Roydon	Proposed Use: Traveller
Size (Ha)	1.17
Indicative Development Area (Ha)	0.4
Net Capacity (pitches)	4
Site Description: The site is partially developed for two traveller pitches comprising hardstanding and buildings; the remainder of the site is greenfield land. It is bounded by Waltham Road to the south and residential development to the west, north and east.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T3 Land at James Mead

Development Requirements

Ecology

Development of this site may indirectly affect adjacent Deciduous Woodland Priority Habitat. Development proposals should be subject to careful design and layout. They should also take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

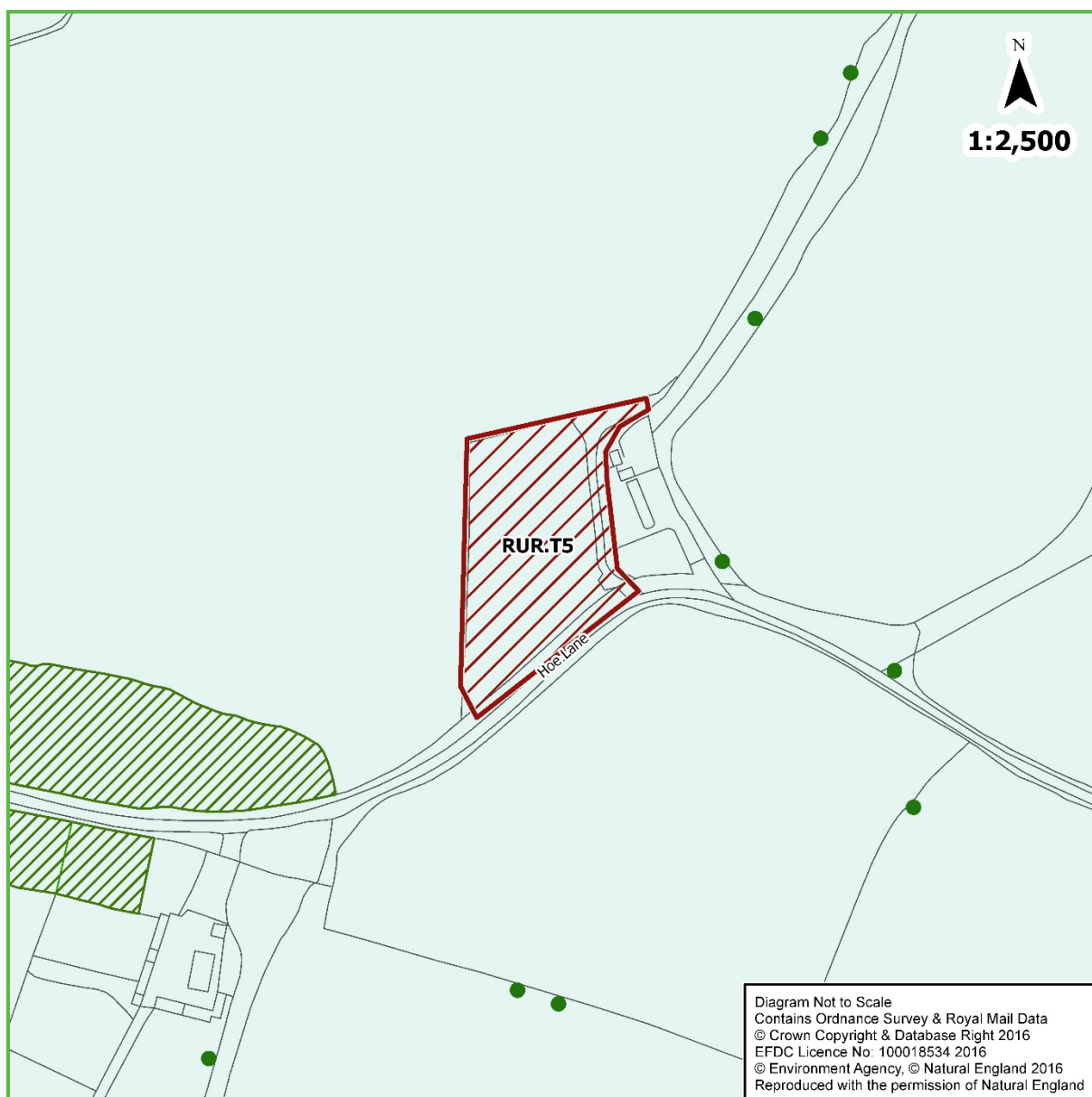
Design

Development proposals for up to four new traveller pitches should be located on the eastern part of the site. A buffer should be provided between the new traveller pitches and the existing residential properties to the east of the site to protect the amenity of the occupiers of both sites.

On-site Constraints

The site includes an existing Public Right of Way along the north western and south western edges of the site. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

RUR.T5 Land at Stoneshot View



Site Address: Hoe Lane, Nazeing, Essex		
Parish: Nazeing		Proposed Use: Traveller
Size (Ha)	0.5	Site Description: The site is greenfield land. It is bounded by an existing traveller site to the east, Hoe Lane to the south and agricultural land to the west and north.
Indicative Development Area (Ha)	0.5	
Net Capacity (pitches)	5	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

RUR.T6 Land at Stoneshot View

Development Requirements

Heritage

Development of the site may impact upon the setting of the Grade II listed All Saints Church. Development proposals which may affect the setting of this heritage asset should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Buildings and its setting, including incorporation of appropriate screening and landscaping.

This site is located adjacent to the Nazeing and South Roydon Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate development within the wider landscape.

On-site Constraints

The site has potential site access constraints. Development proposals should be served by the access to the adjacent existing traveller site. To facilitate this access, reconfiguration of the existing traveller site will likely be required.

The site includes an existing Public Right of Way which crosses the north eastern tip of the site. This should be retained as part of the development.